



## City of La Porte Planning and Zoning Commission Agenda

Notice is hereby given of a regular meeting of the La Porte Planning and Zoning Commission to be held on **December 18, 2014 at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Consider approval of meeting minutes: December 4, 2014.
4. Open public hearing to receive input on an application for Special Conditional Use Permit #14-91000004 by Kobelco Compressors America Inc., owner of a 1.176 acre tract of land, described as Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7, City of La Porte, Harris County, Texas, to allow construction of a compressor repair and service facility.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (for, against, or questions)
  - d. Question and Answer
5. Close public hearing.
6. Consider recommendation to City Council on Special Conditional Use Permit #14-91000004.
7. Consider approval of Major Development Site Plan #14-83000001; a request by La Porte Independent School District to allow construction of a new school building at the site of the existing Baker 6<sup>th</sup> Grade Campus located at 9800 Spencer Highway.
8. Administrative reports.
9. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
10. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

### CERTIFICATION

I certify that a copy of the December 18, 2014, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Title: \_\_\_\_\_

**Planning and Zoning Commission  
Minutes of December 4, 2014**

**Commissioners Present:** Richard Warren, Mark Follis, Helen LaCour, Lou Ann Martin, and Hal Lawler

**Commissioners Absent:** Trey Kendrick, Nick Barrera, Wyatt Smith, and Les Bird

**City Staff Present:** Planning Director Tim Tietjens, City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

**1. Call to order.**

Chairman Hal Lawler called the meeting to order at 6:11 p.m.

**2. Roll Call of Members.**

Commissioners Warren, LaCour, Follis, Martin, and Lawler were present for roll call.

**3. Consider approval of meeting minutes: November 17, 2014.**

**Motion by Commissioner Warren to approve the November 17, 2014, meeting minutes.**

**Second by Commissioner Follis. Motion carried.**

**Ayes: Commissioners Warren, Follis, LaCour, Martin, and Lawler**

**Nays: None**

**4. Consider ratification of the High Frequency Truck Use Map as previously submitted.**

City Planner Eric Ensey presented the staff report. The High Frequency Truck Road Map designates high frequency truck roads, which are intended to accommodate heavy truck uses. The map was previously presented to the Commission on several occasions and was conceptually approved with adoption of the recent Zoning Ordinance amendments. Ratification of the map will serve as the Commission's formal action.

Mr. Ensey reported the Planning Director has developed a policy to establish a review procedure for any modifications to the High Frequency Truck Road Map. Any person requesting to add or remove a designated road may submit a formal request to the Planning and Development Department, which will be forwarded to the P&Z for consideration. Additionally, the City Council may modify the map at its discretion.

**Motion by Commissioner Warren to ratify the High Frequency Truck Use Map as previously submitted.**

**Second by Commissioner Follis. Motion carried.**

**Ayes: Commissioners Warren, Follis, LaCour, Martin, and Lawler**

**Nays: None**

**5. Administrative reports.**

There were no administrative reports.

**6. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.**

Commissioner Follis stated in his opinion the High Frequency Truck Use Map is as it should be and should not require any amendments. There were no other Commission comments on matters appearing on the agenda.

**7. Adjourn**

**Motion by Commissioner Warren to adjourn.**

**Second by Commissioner LaCour. Motion carried.**

**Ayes: Commissioners Warren, Follis, LaCour, Martin, and Lawler**

**Nays: None**

Chairman Lawler adjourned the meeting at 6.24 p.m.

Respectfully submitted,

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Peggy Lee  
Secretary, Planning and Zoning Commission

Passed and Approved on \_\_\_\_\_, 2014.

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Hal Lawler  
Chairman, Planning and Zoning Commission

**City of La Porte, Texas  
Planning and Zoning Commission**



**December 18, 2014**

## **AGENDA ITEM 4**

Consider recommendation of approval of a Special Conditional Use Permit (#14-91000004) to allow for construction of a compressor repair and service shop on the property known as Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7, La Porte, Harris County, Texas

Applicant: Kobelco Compressors America Inc.

***Eric J. Ensey, City Planner  
Planning and Development Department  
City of La Porte, Texas***

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval to the City Council of a request by the applicant Kobelco Compressors America Inc. for a Special Conditional Use Permit (SCUP) to allow construction of a compressor repair and service facility at the property known as Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7, La Porte, Harris County, Texas as described in the attached ordinance (see Exhibit A)?

### RECOMMENDATION

Should the Commission desire to consider a recommendation for approval of this request, staff recommends considering various conditions, as described later in this staff report.

### DISCUSSION

Applicant:

Kobelco Compressors America, Inc.

Applicant's Request:

The applicant desires to construct a new facility on the site that would function as a repair and service shop for industrial compressors. The attached Exhibit B includes the SCUP Application, project description letter and site plan submitted by the applicant.

Background Information:

The subject site is approximately 1.176 acres and is located at the southeast corner of the intersection of Spencer Highway and Fleetwood Drive. The Fairmont Park East Subdivision is located adjacent to this site to the south.

The legal description of the property is Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7, La Porte, Harris County, Texas.

The subject site is zoned GC, General Commercial, and is vacant. The City of La Porte's Land Use Map identifies this parcel as "commercial." The attached Exhibits C and D are Area Maps that show the location of the property as well as surrounding zoning and land use. The following table summarizes the surrounding zoning and land uses:

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	Zoning	Land Use
<b>North</b>	PUD, Planned Unit Development	La Porte Municipal Airport
<b>South</b>	R-1, Low Density Residential	Fairmont Park East Subdivision
<b>West</b>	GC, General Commercial	Chevron Gas Station
<b>East</b>	GC, General Commercial	Animal Hospital and Veterinarian Office

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with all applicable code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; sign posted on the site within 15 days of the hearing. Additional notice of the public hearing was posted at City Hall and on the City's website.

At the time this staff report was drafted, the city received 2 responses from the mailed notice, both in opposition to the requested SCUP. The attached Exhibit E is a copy of those responses.

Analysis:

The city received an application for a site plan for construction of this facility on July 28, 2014. The applicant identified the use of the site as Standard Industrial Classification (SIC) #7699. The attached Exhibit F is SIC #7699, which is for "Repair Shops and Related Services, Not Elsewhere Classified." This SIC # is actually a permitted use in the GC zone district. As a result, the city began processing the application based upon the applicant's claim of use.

The city then received application for the Zoning Permit for the site on October 10, 2014. This application included additional information about the proposed use of the facility. Upon review of this information, staff made a determination that the proposed use could not be classified as SIC #7699 as the proposed use of the site is more industrial than commercial in nature and services industrial clientele. Furthermore, the size of the proposed building and need for an overhead crane structure that is affixed to the inside of the building and other heavy duty equipment also signify a use more aligned with industrial. The attached Exhibit G is the city's letter concerning the denial of the Zoning Permit, including the reason for such denial. Staff finds that the uses proposed for this site are not listed and are not similar to a majority of the description and example uses outlined in the SIC manual for category #7699.

Section 106-496 of the Code of Ordinances outlines the "Purpose" of the GC, General Commercial, district: *"The purpose of the GC general commercial district is to provide for low intensity, retail or service outlets which deal directly with the customer for whom the foods or services are furnished. The uses allowed in this district are to provide goods and*

*services on a community market scale and located in areas which are well served by collector or arterial street facilities.”* Staff has some concern that the proposed use is not consistent with the intended purpose of the district. Staff has identified a number of conditions, should the Commission desire to recommend approval of the application, that would attempt to minimize potential impacts on surrounding properties.

The city’s commercial use table (Section 106-441) provides an option for an applicant to submit application for consideration of a Special Conditional Use Permit on unlisted uses in the table.

There are a number of different considerations staff evaluated during the review of this application. The following describes staff’s analysis of those items:

*Site Plan.*

The applicant has submitted a site plan for review. The city has suspended its review of the site plan pending resolution of this SCUP application. Should the SCUP be approved, the applicant will need to receive formal approval of the site development plan in accordance with all applicable code requirements as well as any conditions imposed by the SCUP.

*Driveway Access.*

The site plan submitted by the applicant identifies two different driveway access points to the site: one on Spencer and one on Fleetwood. Some of the compressors serviced at this facility are rather large in size and would require large truck/trailer delivery to the site. Staff has concerns with the impact that such traffic would have on Fleetwood Drive. Fleetwood was not designed to accommodate large truck traffic, as it is a neighborhood collector street. Should this application be approved, staff recommends that no driveway access shall be permitted on Fleetwood.

*Performance Standards.*

The “Footnotes” in Section 106-521(c) outline various minimum performance standards applicable to all commercial and industrial development. The proposed facility will be subject to all requirements outlined in this section, including but not limited to noise, glare, odors, etc. The attached Exhibit H identifies those performance standards. Staff is recommending, should this application be approved, that the hours of operation be limited to only between 7:00 a.m. and 8:00 p.m. This will minimize any potential impacts of the site on the adjacent residential uses.

*Proximity to Residential:*

The proposed facility is located immediately adjacent to R-1, Low Density Residential, zoned property. The city’s Code of Ordinances requires that development of commercially zoned properties adjacent to residential must provide a screening buffer. The proposed site plan includes an 8-foot high masonry screen wall around the paved

area south of the facility. This fence is actually located over 50 feet from the south property line that separates the subject property from the residential properties. As a result, this area provides a buffer between the facility and the adjacent residential. The applicant is also proposing a hedge row of oleander along the south property line to offer additional buffering. Section 106-444(a)(1) outlines the city’s screening requirements. Should this SCUP be approved, the proposed landscape buffer shall also include, in addition to the shrubs, tree plantings at 20’ on center that will provide a canopy buffer.

*Building Façade.*

Because of this site’s proximity and visibility to Spencer Highway, staff recommends that the proposed building be designed in a manner to incorporate all “Tier 1” design guidelines as outlined in Article IX of the Code of Ordinances.

*Public Utilities.*

Public utility facilities and services are sufficient to handle the proposed development.

*Drainage.*

Drainage is available and will be accommodated on site in accordance with all applicable standards.

Conclusion:

Based on the analysis above, staff finds that if the Planning and Zoning Commission desires to recommend approval of the proposed Special Conditional Use Permit, then a number of conditions should be considered in the approval.

Section 106-217 of the Code of Ordinances outlines specific conditions for approval of SCUP applications. There are three different conditions that must be met in order to approve a SCUP. The following table identifies each of the three conditions and staff’s finding on each:

<b>Condition:</b>	<b>Staff Analysis:</b>
(1) That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.	Staff is concerned with the proposed use. Although the applicant indicates that the proposed use is a repair and service facility, staff finds that the use is more industrial in nature and services industrial clientele. This type of use is more in line with uses allowed in the city’s industrial zoned area.  Should the Planning and Zoning Commission desire to recommend approval of the proposed SCUP, staff has included a number of conditions to the SCUP that could be considered and which may minimize the impact of the proposed use on the adjacent residential property to the south.
(2) That the conditions placed on	As a condition of approval of the proposed SCUP, the applicant is

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<p>such use as specified in each district have been met by the applicant.</p>	<p>required to submit a site development plan in accordance with the requirements of the city’s Development Ordinance. Additionally, the site development plan will need to comply with all other provisions of the city’s Zoning Ordinance and will be reviewed during the site development review. Any conditions imposed as part of a SCUP approval will need to be incorporated in the site development plan.</p>
<p>(3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and necessary to protect the public interest and welfare of the community.</p>	<p>The applicant will need to confirm on the record at the public hearing that they are agreeable to the conditions imposed on the SCUP. Staff has provided a list of conditions as part of this report. However, the Commission and City Council may impose additional conditions, should they approve the proposed SCUP.</p>

Should the Planning and Zoning Commission recommend approval of the requested SCUP application, staff recommends the following conditions be considered:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte’s Development Ordinance.
2. The plan shall comply with all other provisions of Chapter 106, “Zoning” of the City’s Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
3. All necessary documentation for building permit review must be submitted in conjunction with the city’s building permit application process.
4. A two-tier landscape buffer shall be provided along the south property line in accordance with the provisions of Section 106-444(a)(1) of the City of La Porte Code of Ordinances. This landscaping shall be in addition to the 8’ high masonry screen wall indicated on the site plan.
5. A minimum 50-foot buffer area shall be provided between the facility building and the adjacent residential property line to the south. This buffer area shall be maintained by the property owner and may include the required detention facility as well as landscaping.
6. No outside storage is permitted on site.
7. There shall be no access permitted on Fleetwood Drive. All access to the site must take place from the access drive on Spencer Highway.
8. The site shall be subject to the performance standards outlined in the “footnotes” of -Section 106-521(c) of the City of La Porte Code of Ordinances.

9. The facility shall only operate during the hours of 7:00 a.m. to 8:00 p.m.
  
10. The proposed building shall be subject to the following requirements at a minimum:
  - (a) The building shall be designed and constructed in tri-partite architecture with a distinct base, middle and top.
  - (b) Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
    - (1) Horizontal Articulation. No building wall shall extend for a distance equal to 3 times the wall's height without having an off- set equal to 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.
    - (2) Vertical Articulation. No horizontal wall shall extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 25% of the wall's height.
  - (c) Where clearly visible from a public street, any hip, gable or mansard roofs may only utilize the following materials: metal standing seam, slate, clay or concrete tile (barrel or Roman shape). Minimum 3 on 12 roof pitch required.
  - (d) The following is a list of acceptable architectural design elements that must be included into the design of buildings as required in this section. A minimum of four of the following design elements must be incorporated into the building design:
    - (1) Canopies, awnings, porticos with colonnade, or arcades
    - (2) Raised pilaster cornices (end columns at corner), or quoin corners
    - (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc)
    - (4) Windows and doors framed with smooth cobble, cast stone, limestone, or other decorative masonry headers and sills; or dormer windows
    - (5) Outdoor patios and/or courtyards (landscaped and furnished)
    - (6) Decorative ornamentation integrated into the building façade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork; or other architectural features approved by the Director of Planning and Development or designee
    - (7) Any other architectural design element approved by the Director of Planning and Development or designee
  - (e) Allowed exterior materials are categorized into the following three groups:
    - (1) Group A: Brick and stone
    - (2) Group B: Stucco, architectural concrete block with integrated color (split face CMU), factory primed cementitious fiberboard in the

form of lap siding or board and batten, EIFS (above 14 feet from grade only), and painted, colored or stamped tilt-wall

(3) Group C: Metal, tile, wood

Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

(f) Prohibited exterior materials include cinder block, vinyl, plastic, aggregate pea-gravel finished surfaces, and pre-engineered metal building siding.

(g) The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that florescent colors are prohibited.

11. TxDOT and Harris County driveway permits shall be presented prior to permit issuance for the requested driveway. Maximum driveway width shall be provided in compliance with city code requirements.
12. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary, or upon written notification by the city.
13. No hazardous materials are allowed on-site at any time.
14. Minor amendments to the plans shall be subject to approval by the Director of Planning and Development. A significant change in the approved concept shall be subject to the Planning and Zoning Commission's review.

#### **ATTACHMENTS**

- Exhibit A: Draft Ordinance
- Exhibit B: SCUP Application and Supplemental Information from the Applicant
- Exhibit C: Area Map and Zoning
- Exhibit D: Area Map and Land Use
- Exhibit E: Public Mailing Response Letters
- Exhibit F: SIC #7699
- Exhibit G: Zoning Permit Denial Letter
- Exhibit H: Section 106-521(c) – Performance Standards

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LA PORTE, CHAPTER 106, MORE COMMONLY REFERRED TO AS THE ZONING ORDINANCE OF THE CITY OF LA PORTE, BY GRANTING SPECIAL CONDITIONAL USE PERMIT NO. 14-91000004 FOR THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED, FOR THE PURPOSE OF DEVELOPING A SERVICE AND REPAIR SHOP FOR KOBELCO COMPRESSORS AMERICA INC. AT THE SOUTHEAST CORNER OF SPENCER HIGHWAY AND FLEETWOOD DRIVE; MAKING CERTAIN FINDINGS OF FACT RELATED TO THE SUBJECT; CONTAINING A SEVERABILITY CLAUSE; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE HEREOF;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:

**Section 1.** Chapter 106 “Zoning” of the Code of Ordinances is hereby amended by granting Special Conditional Use Permit #14-91000004, attached hereto as Exhibit A and incorporated by reference for all purposes, to allow for the development of a service and repair shop for Kobelco Compressors America Inc. at the following described property, to wit: 1.176 acre tract further described as “Reserve 7” Spencer Highway Subdivision, Addition No. 3 Reserve 7, City of La Porte, Harris County, Texas, within a General Commercial (GC) zoning district.

**Section 2.** All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 3.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 4.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council is posted at a place convenient to the public at the City Hall of the city for the time required by law preceding this meeting, as required by Chapter 551, Tx. Gov’t Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 5.** The City Council of the City of La Porte hereby finds that public notice was properly mailed to all owners of all properties located within two hundred feet (200’) of the properties under consideration.

**Section 6.** The City Council of the City of La Porte hereby finds, determines, and declares that all prerequisites of law have been satisfied and hereby determines and declares that the amendments to the City of La Porte Zoning Classification contained in this Ordinance as amendments thereto are desirable and in furtherance of the goals and objectives stated in the City of La Porte's Comprehensive Plan.

**Section 7.** This ordinance shall be effective after its passage and approval.

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF LA PORTE

By: \_\_\_\_\_  
Louis R. Rigby, Mayor

ATTEST:

\_\_\_\_\_  
Patrice Fogarty, City Secretary

APPROVED:

\_\_\_\_\_  
Clark Askins, Assistant City Attorney

**City of La Porte  
Special Conditional Use Permit #14-910004**

This permit is issued to: Kobelco Compressors America Inc.  
Owner or Agent

1415 Rincon Street, Corona, California 92880  
Address

For Development of: Repair and Service Shop for Kobelco Compressors Inc.  
Development Name

Southeast Corner of Spencer Highway and Fleetwood Drive  
La Porte, TX 77571  
Address

Legal Description: Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7,  
City of La Porte, Harris County, Texas.

Zoning: General Commercial (GC)

Use: Compressor Repair and Service Shop

Permit Conditions:

This Special Conditional Use Permit is applicable for the subject property and subsequent plan received November 21, 2014, but not yet approved, a copy of which shall be maintained in the files of the City’s Planning and Development Department upon approval. Project development shall be consistent with such approved plan, except as otherwise specified in these conditions of approval:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte’s Development Ordinance.
2. The plan shall comply with all other provisions of Chapter 106, “Zoning” of the City’s Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
3. All necessary documentation for building permit review must be submitted in conjunction with the city’s building permit application process.
4. A two-tier landscape buffer shall be provided along the south property line in accordance with the provisions of Section 106-444(a)(1) of the City of La Porte Code of Ordinances. This landscaping shall be in addition to the 8’ high masonry screen wall indicated on the site plan.
5. A minimum 50-foot buffer area shall be provided between the facility building and the adjacent residential property line to the south. This buffer area shall be maintained by the property owner and may include the required detention facility as well as landscaping.
6. No outside storage is permitted on site.

7. There shall be no access permitted on Fleetwood Drive. All access to the site must take place from the access drive on Spencer Highway.
8. The site shall be subject to the performance standards outlined in the “footnotes” of - Section 106-521(c) of the City of La Porte Code of Ordinances.
9. The facility shall only operate during the hours of 7:00 a.m. to 8:00 p.m.
10. The proposed building shall be subject to the following requirements at a minimum:
  - (a) The building shall be designed and constructed in tri-partite architecture with a distinct base, middle and top.
  - (b) Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
    - (1) Horizontal Articulation. No building wall shall extend for a distance equal to 3 times the wall’s height without having an off- set equal to 25% of the wall’s height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.
    - (2) Vertical Articulation. No horizontal wall shall extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 25% of the wall’s height.
  - (c) Where clearly visible from a public street, any hip, gable or mansard roofs may only utilize the following materials: metal standing seam, slate, clay or concrete tile (barrel or Roman shape). Minimum 3 on 12 roof pitch required.
  - (d) The following is a list of acceptable architectural design elements that must be included into the design of buildings as required in this section. A minimum of four of the following design elements must be incorporated into the building design:
    - (1) Canopies, awnings, porticos with colonnade, or arcades
    - (2) Raised pilaster cornices (end columns at corner), or quoin corners
    - (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc)
    - (4) Windows and doors framed with smooth cobble, cast stone, limestone, or other decorative masonry headers and sills; or dormer windows
    - (5) Outdoor patios and/or courtyards (landscaped and furnished)
    - (6) Decorative ornamentation integrated into the building façade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork; or other architectural features approved by the Director of Planning and Development or designee
    - (7) Any other architectural design element approved by the Director of Planning and Development or designee
  - (e) Allowed exterior materials are categorized into the following three groups:
    - (1) Group A: Brick and stone
    - (2) Group B: Stucco, architectural concrete block with integrated color (split face CMU), factory primed cementitious fiberboard in the form of lap siding or board and batten, EIFS (above 14 feet from grade only), and painted, colored or stamped tilt-wall
    - (3) Group C: Metal, tile, woodPrimary Facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.
  - (f) Prohibited exterior materials include cinder block, vinyl, plastic, aggregate

pea-gravel finished surfaces, and pre-engineered metal building siding.

(g) The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that florescent colors are prohibited.

- 11. TxDOT and Harris County driveway permits shall be presented prior to permit issuance for the requested driveway. Maximum driveway width shall be provided in compliance with city code requirements.
- 12. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary, or upon written notification by the city.
- 13. No hazardous materials are allowed on-site at any time.
- 14. Minor amendments to the plans shall be subject to approval by the Director of Planning and Development. A significant change in the approved concept shall be subject to the Planning and Zoning Commission’s review.

Failure to occupy the building within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary

City of La Porte  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Planning & Development Department  
**SPECIAL CONDITIONAL USE  
PERMIT APPLICATION**

Phone: 281.470.5073  
Fax: 281.470.5005  
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Kobelco Compressors America Inc. PHONE 1: (951) 739-3030  
PHONE 2: (951) 739-3057 FAX #: (951) 739-3157  
E-MAIL: stanley.kawahara@kobeleco-kca.com  
MAILING ADDRESS: 1450 W. Rincon St. Corona, CA 92880

2. BUSINESS INFORMATION:

BUSINESS NAME: Kobelco Compressors America Inc. BUSINESS TYPE: Maintenance and Repair Services  
CONTACT NAME: Stan Kawahara PHONE #: (951) 739-3057  
E-MAIL: stanley.kawahara@kobeleco-kca.com FAX #: (951) 739-3157  
MAILING ADDRESS: 1450 W. Rincon St. Corona, CA 92880

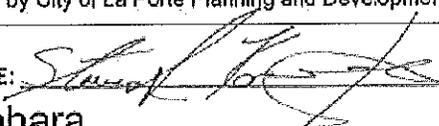
3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 126-443-000-0001  
PROPERTY ADDRESS (If existing): 10902 Spencer Highway La Porte, TX 77571  
PROPERTY LEGAL DESCRIPTION: 1.176 Acre land, Harris County Survey Abstract 482 #3, Reserve 7 Film Code 576094 (Harris County)

4. SUPPORTING DOCUMENTATION (Check Applicable):

GENERAL PLAN                       SITE PLAN                       PLAT

REASON FOR REQUEST?: Zoning Permit denied by City of La Porte Planning and Development Department for SIC 7699 applicability.

OWNER or AUTHORIZED AGENT'S SIGNATURE:   
PRINTED NAME: Stanley S. Kawahara DATE: 11/21/2014

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH APPLICABLE PLAN(S)
- SUBMIT \$300.00 NON-REFUNDABLE APPLICATION FEE

**(STAFF USE ONLY):**

DATE RECEIVED: ##/##/## RECEIVED BY: TZT eM

PROJECT NUMBER: ##/##/##

SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: ##/##/##

## **KOBELCO Group Summary**

Kobelco Compressors America which has its headquarters in Corona, CA, is a wholly-owned subsidiary of the Kobe Steel Group, which was established in 1905 in Japan. The Kobelco Group, Kobe Steel's global brand name, is an organization with businesses in various industries in different industries around the World, such as Steel & Iron, Aluminum & Copper, Machinery and Environmental services. The entire group enjoys annual revenues of approximately \$20-billion dollars per year and employs about 36,000 people worldwide.

[Side note] Kobelco Construction Machinery, one of our Sister Companies has recently entered into an agreement with a local developer on a build-to-suit site for a 101,000 ft<sup>2</sup> facility, over a 7-acre lot in Katy, TX, which is on the other side of Houston, to house its US headquarters.

Under the Machinery Division of Kobe Steel, we have a unit that designs and manufactures the actual compressors in Japan which was established in 1915. Kobelco Compressors are one of the few manufacturers that offers all three of the major types of compressors; Reciprocating, Centrifugal and Screw types and is Japan's first company to successfully manufacture compressors there.

## **KOBELCO Compressors America Operation Summary**

Kobelco Compressors America was established in the US in 2006 in Corona, CA, which is a city in Southern California. At our Corona headquarters, throughout our 150,000 ft<sup>2</sup> factories and offices, we design, engineer and assemble precision compressor **systems** that are used in various applications such as refrigeration, air-conditioning, petrochemical, power-generation, oil refineries, and offshore oil rigs and FPSO's to name a few. **We do not manufacture compressors** in Corona since KCA **buys** 100% of the actual screw compressors itself, a.k.a. bare-shaft compressor from our factory in Japan. The bare-shaft compressors, range in size from one that will fit on a small desk or in your garage, to the larger ones being about the size of a compact car. In addition to the bare-shaft compressors, we also buy the motors and other mechanical or process equipment from various other suppliers and we assemble the piping, equipment and other components and **package** these **systems** in our Corona, CA factory. Our Corona facility is known in the industry as a packager. In Houston, we have a Sales Office of about 20 employees in a corporate office building in downtown Houston. Kobelco Compressor America employs approximately 300 employees such as Engineers, Pipe Fitters, Welders, Electricians, Field Service representatives, Sales engineers, technical customer support, and administrative personnel.

## **Product and Application Summary**

Kobelco's bare-shaft screw compressors are considered some of the world most trusted, advanced and reliable compressors in the world based on the technology in design and precise manufacturing tolerances and are cherished by our customers because they keep going and going with little or no care and downtime and because they are built to last.

Examples of clients which rely upon our equipment:

- A meat packing facility that relies on our compressor as a part of their refrigeration system in their refrigerated warehouse
- Local power-plants that uses our compressors to boost the flow of natural gas to power the clean-air gas turbines
- Oil refineries that use our compressors to capture the flare off gas that used to be burned.

These are examples of mission critical use of our compressors.

Kobelco compressors are known to run for a very long time and we are aware that some of our compressor systems that we built over 30-years ago continue in operation. Our slogan is, "Ask Kobelco!" and we are known as a one-stop-shop for all compression needs.

## **The Need for a Service and Repair Shop**

Existing users of our compressor packages have long asked for a service and repair shop for its bare-shaft compressors. All of these users need a reliable compressor operational between scheduled, routine maintenance inspections, short turn-around and they turn to us by removing the compressor from the package and shipping it to our 4,000 ft<sup>2</sup> machine shop in Corona. This costs our customers an additional 2-3 weeks to get the compressor back and forth from Texas to Corona, CA. While our customers love our compressors, they have voiced their concerns that our repair and service shop is too far from their operations and our turnaround is too long.

Kobelco is well-known by all of its customers that it stands behind its product. In our commitment to our customers and our quality product, in July 2013, we finally decided, with firm and strong determination, to build a Repair and Overhaul Shop by the end of 2014 to meet customer demands. Through an extensive study, due diligence and approval process, Kobelco's board and planning committee approved our investment for \$2.5 million dollars to build this compressor service and repair shop.

KCA has long considered that it needed to establish a local repair shop in the US to service its compressors especially in use throughout the Southern States. Please let me repeat what I just said, "A Repair Shop to Service its Compressors". Since our users are increasing steadily each year, the demand from our 54 Texas based users makes sense that we should have our Repair Shop in this Great State of Texas.

Kobelco filed for its Zoning Permit with the City of La Porte on Oct 10, 2014. The Zoning Permit was denied by the City Staff because the Staff did not feel that Kobelco's description of the work to be performed there was consistent with their interpretation for the SIC code sections for the site, specifically SIC 7699. They interpreted SIC 7699 to be intended for repair shops that cater to individual, personal consumers and not a corporate, business consumer.

### **SIC 7699 definition:**

***"Repair Shops and Related Services, Not Elsewhere Classified-*** Establishments primarily engaged in specialized repair services, not elsewhere classified, such as bicycle repair; leather goods repair; lock and gun repair, including the making of lock parts or gun parts to individual order; musical instrument repair; septic tank cleaning; farm machinery repair; furnace cleaning; motorcycle repair; tank truck cleaning; taxidermists; tractor repair; and typewriter repair. (Source: US Dept of Labor Website)

SIC Code 7699 is a broad classification but it specifically reads, "...specialized Repair Services not elsewhere classified..." and this classification is EXACTLY what Kobelco intends to do with this site. There are no other classification codes that apply to Kobelco's intended use of the property.

We learned on Nov 11, 2014, that on Nov 10, 2014, the City of La Porte City Council had voted to adopt the newer NAICS Code in replacement for the older SIC Code. Further, Kobelco learned that the new Zoning Ordinance would not allow NAICS Code 811310 Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance at a clarification meeting on Nov 11, 2014. That NAICS Code is the proper code for Kobelco.

However, we request the City to approve Kobelco to operate under SIC 7699/NAICS 811310 under a Special Conditional Use Permit, since our use is consistent with other uses in the district and will have no adverse impact on the City, our neighbors or the public.

## Site Selection and Due Diligence by KOBELCO

Through local brokers in Pasadena who were familiar with our business requirements, we began looking for prospective buildings and land sites in the greater Houston Area from early November of 2013 specifically designed for “overhauls and repairs of our compressors” (See attached e-mail sent to Broker on 11/18/2013). After an extensive search and following many visits to numerous properties, we finally settled on 2-candidate sites; one in Pasadena, TX and another, a 1.176 Acre plot on the proposed site now known as 10902 Spencer Hwy) in the City of La Porte, TX.

**From:** Stanley Kawahara [mailto:Stanley.Kawahara@kobelco-kca.com]  
**Sent:** Monday, November 18, 2013 12:36 PM  
**To:** [REDACTED]  
**Subject:** Introduction from Mike Bozarth

Dear [REDACTED],

My name is Stan Kawahara from Kobelco Compressors America.

I have worked and known with Mike Bozarth for a very long time and you came recommended from him.

I am looking for a strong commercial broker who can attend to our needs for a property where we plan to use as a service center for compressor overhauls and repairs in the Pasadena, TX area.

We are looking to have a space that has 4,000-Square foot Shop Space with 30' ceiling and about 1,000-Square Foot office space. We are looking to install a 20-ton bridge crane.

In this, we would like to consider the following 3 possibilities:

1. Purchase Land (approximately 1 acre) and develop the building
2. Purchase existing building with similar specifications.
3. Lease a space that already meets our requirements.

Of the above, we are leaning toward 1 due to the fact that 2 and 3 are likely difficult to find. With that said, time is of the essence.

We will be having a board meeting this week on Thu and need to have a general decision on which of the 3 options we will go with, some land/building candidates, schedules and the budget.

Please kindly call me back (I left a message for you late last week) to discuss the details of what you may be able to do to help us out.

Thank you!

Best regards,

Stan

**Stanley S. Kawahara**  
General Manager of Operations  
**KOBELCO COMPRESSORS AMERICA, INC.**  
1450 W. Rincon St.  
Corona, CA 92880  
Office: (951) 739-3030  
Direct: (951) 739-3057  
Mobile: (951) 310-3722  
Fax: (951) 739-3157  
stanley.kawahara@kobelco-kca.com



As part of our careful selection process of these final 2 candidate sites, we first hired a local Houston-based company, Duplantis Design Group, (Sam Thomas, who is here with us today) to perform a detailed due-diligence study on our behalf. On Feb 21, 2014, Duplantis Design Group provided us a detailed 98-Page Site Investigation Survey and an additional 36-page Geotechnical Soil Report. We also performed an Environmental Study (ESA Phase 1) as part of our due diligence on the La Porte Site because it was across the street from a municipal airport and also, because we wanted to make sure we were doing it right.

On Page 3 of the 8-Page summary of this particular site, Duplantis independently found as noted in Section III, “Land Use / Zoning Considerations” under subsection A, “Classification”, the following:

### III. LAND USE / ZONING CONSIDERATIONS

Municipal / County Name: City of La Porte

Contact: Tim Tietjens, Director

Address: 604 W. Fairmont Pkwy, La Porte, TX, 77571

Phone/Fax: 281-470-5057 Email: N/A

A. **Classification:** Zoning: General Commercial Existing: C-2; Vacant Commercial

Annexation Required? Yes  No

Land Use Change Required? Yes  No

Rezoning Required? Yes  No

Comments: Land use assumed to conform to SIC#7699 (Industrial Equipment Repair/Cleaning)

Further, under “Comments”, the land was deemed appropriate to suit Kobelco’s intended use of the land and the subsequent building that we were planning to build. “Land use assumed to conform to SIC#7699 (Industrial Equipment Repair/Cleaning)”. We relied on this investigation and determination.

## Land Purchase – Final Decision

From the end of February – July 2014, Kobelco began its negotiation with the land owner, the utility company that had some easement rights on the land and proceeded to have our Architectural firm, Viewtech designed the building and perform its due diligence to ensure that this building met all city codes and ordinances including a secondary check of the zoning requirements against the proposed use. Viewtech coordinated with the City Building department, Planning and Development offices and deemed that the proposed use would be allowable under SIC Code 7699. We relied on this investigation and determination.

## Purchase of the Site

After much consideration by Kobelco, we entered escrow to purchase the land on July 8, 2014. Escrow was closed and recorded at the Harris County Clerk's Office on July 15, 2014.

## Building Design and Intended Use

This is an artist's rendering of what we expect the building to look like when it is completed. It will have a masonry finish and will have a beautiful appearance and be surrounded by an 8' masonry screen wall.



This is the planned site layout. (See Attached) It's a 6,400 ft<sup>2</sup> service area that includes 3 workstation with an 8 foot table each, tool stations and pits, a locker room/changing, shower, storage room for spare parts. Most of our compressors weigh less than 9,000 lbs, but the building was designed to be able to service any of our compressors out in service in the field today. We had to build the high ceiling to accommodate the few and rare, but possible stacked compressors that have long rotors and shafts to clear the casing to remove the rotor safely. Maximum hook to floor requirements would be 28-feet, but because the crane requires the overhead bridge for supports and the drive motors, the Shop's ceiling will be 38' high at its tallest point. The Site Plan shows that the building will be built with the required 135' setback from the South property line and thus, not affecting the view from its southerly neighbors. The building will be air-conditioned throughout so the bay doors will remain closed during business hours.

There are no concerns of smoke, noise, vibration, odor, fumes, harmful chemicals or dust as this facility is merely a repair shop that will not run its compressors.

## **Truck Traffic**

Compressors that need to be inspected and repaired will be transported on flatbed trucks. The frequency of such truck traffic is expected to be extremely minimal. Based on our sales forecast, from 2015-2018, we plan to have less than 2 compressors to be overhauled each month. From 2019-2024, our forecast is expected to be 3 compressor overhauls each month. Therefore, we believe our facility will not generate more traffic than the uses permitted in this district.

## **Actual repair work involved:**

See Video by KSL (Takasago) or EH Series Service Manual

## **Kobelco has been welcomed:**

Kobelco, in its pursuit to be an active part of the La Porte business community, joined the La Porte-Bayshore Chamber of Commerce. On August 14, proudly held its ground-breaking ceremony at 11:00 a.m. thanks to the Chamber's kind coordination and warm hospitality. Esteemed City representatives were present at this ceremony and we were treated to a very warm welcome from the City of La Porte. City leadership has been aware of our interest in coming to La Port and our propose use, and has been consistently supportive. See our press release below.

## **Summary**

We hope to play an active role in participating in and supporting the community and hopefully participating and sponsoring city events in the future.

Kobelco is a responsible, clean, safe and environmentally conscious company that is here to stay. We are dedicated in openly communicating and working with the City, its business community and its residents. Kobelco Compressors America is ISO 9001 certified and plan to be ISO14001 Certified by 2016.

Through our careful due diligence, we selected this city and hope that this site will be the permanent home for our specialized service and repair shop in La Porte. We firmly believe the location will create no problems whatsoever with the City and its surrounding community.

We respectfully request a special conditional use permit to operate under SIC Code 7699/ NAICS 811310.

**NEWS**
*Ask Kobelco! The Best Solution for Any Gas Compression.*
***Kobelco Announces New Service Shop in Texas***

2014/09/30

**Kobelco holds groundbreaking ceremony for new service shop in Houston**

On August 14th, 2014, Taksaki Hayata, President of KCA, Dottie Kaminski, Mayor Pro Tem of La Porte, Texas, the La Porte Chamber of Commerce and city officials attended the groundbreaking ceremony celebrating the visible beginning of a new milestone in the Journey of Kobelco Compressors America, Inc.

The much needed service center will provide quicker turn-around time to address the needs of Kobelco's primary customer base in Texas and the surrounding states.

President of Kobelco Compressors America, Tak Hayata, made these comments to mark the occasion:

"It is my honor and privilege to welcome you to today's Groundbreaking Ceremony celebrating the visible beginning of a new milestone in the Journey of Kobelco Compressors America. We stand here today to commemorate a much needed service center which will provide better access and quicker turn-around to address the needs of our primary customer base in the great State of Texas. With the completion of this building, customers will have closer and easier access to the reliable know-how, customer service, repairs, and overhauls of Kobelco's compressors ensuring that they continue to run reliably and efficiently for many, many years.

This site will be the proud beginning to another major milestone by helping us embody our Mission Statement, "To be a leading global provider of quality and innovative engineered compressor systems that deliver superior value for our customers, employees and investors."

Thank you very much for your attendance and continued support of Kobelco Compressors America."

Citizens of La Porte, Texas in attendance at the Ground Breaking included:

Mayor Pro-Tem, Dottie Kaminski

La Porte Chief of Police, Ken Adcox

Chamber President, Colleen Hicks

La Porte City Manager, Cory Alexander

City of La Porte Economic Development Coordinator, Scott Livingston

La Porte EMS Chief, Ray Nolen

Dr. Willard Jones of Animal Clinic La Porte

James Prickett of Amegy Bank of Texas

Karen Rigby

Kobelco Compressors America, Inc. would like to thank our clients, suppliers, and the City of La Porte, TX for their continued support.

(Pictured above are an artist's rendering of the completed service shop and participants of the groundbreaking ceremony)



**VIEWTECH INC**

4205 BELTWAY DRIVE ADDISON TEXAS 75001-3704  
TELEPHONE 972 661-8187  
FAX 972 661-8172

Plan Review  
Response Letter

ATTENTION: Eric Ensey  
Planning & Development  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, Texas 77571

PROJECT: Kobelco – 10902 Spencer Highway

City File Number: 14-82000017

Date of Response Letter: 10/27/2014

Date Comments Received: 9/12/2014

**Planning Comments:**

1. **Your response letter indicates that the dumpster will be located behind the masonry wall and will not be visible to the public from the adjacent right-of-way. Staff is willing to support the redundant screen wall, however please include the following note on the site plan: “Trash dumpster shall be screened from view for any public right-of-way at all times.”**  
Complied, note added to plan as requested.
2. **Figure 10-3 of Article VI allows a maximum radius of 15’ for curb cuts. The access point on Fleetwood shows a 20’ radius. The plan set was not altered with this resubmittal. This will need to be revised to comply with code requirements.** Complied, radius of curb cut revised to 15’ as requested.
3. **Your letter indicates that a material sample will be submitted, however at this time I have not received it.**  
This should have been submitted by now.
4. **The required “City Approving Authority Certificate” was included. However please add signature space there for the City Engineer and City Planner.**  
Complied, certificate has been modified.
5. **The irrigation and water taps and meters do not match on sheets C2.0 and L1.01. Verify and revise as necessary.**  
Complied, landscape plan matches site plan notation.

**Engineering Comments:**

6. **All items addressed. No additional comments.**

**Building Comments:**

7. **All items address. No additional comments.**

**Utilities Comments:**

8. **The size of the proposed sanitary sewer has changed from SP submittal # 1. Submittal # 2 calls out a 4 inch. Unless approved otherwise a 6 inch is required for a new commercial building.**  
Sanitary serviced revised back to a 6” service per requirement from Mr. Herrod.

9. **A portion of the on-site sanitary sewer crosses through a corner of a future AT&T easement. Encroachment issues?**  
Alignment has been revised to avoid easement encroachment.
10. **A connection to an existing city manhole is shown but not called out.**  
Complied, connection now called out on plan.
11. **The proposed routing to the city manhole as shown is subject to conflict with an existing 18” storm sewer cross pipe, a curb inlet and street light structure. Staff recommends extending a lateral from the manhole north to avoid any underground or surface conflicts.**  
Alignment of service revised based on conversation with Mr. Herrod.
12. **The installation of the sanitary sewer connection and the street crossing will be the responsibility of the contractor. The sanitary sewer connection fee is waived.**  
Understood.
13. **Call out or delete the fire hydrant shown near driveway # 2 on Fleetwood.**  
New hydrant called out on plans.
14. **Should an additional fire hydrant be required by the City, The city will install at no charge.**  
Understood. Fire hydrant shown on plans, we believe it is necessary to achieve hose lay coverage around the building.
15. **Staff recommends the proposed water and irrigation connections to be connected for the existing water line on Fleetwood. This would reduce the length of the on-site water lines to the building.**  
Complied, water services have been revised.
16. **The location of the 4 inch fire water connection is satisfactory.**  
Understood.
17. **The Fire Line/water connection is the responsibility of the Contractor.**  
Understood.
18. **The City shall inspect all work performed by contractor before cover up. Contact Public Works Utilities Division at 281-417-9650 to schedule inspection.**  
Understood.

Please call with any questions.

Sincerely,



P. Aaron Wolf, P.E.  
4205 Beltway Drive, Addison, Texas 75001  
(972) 661-8187



Texas Firm Reg. No.: F-2658

CITY APPROVING AUTHORITY CERTIFICATE

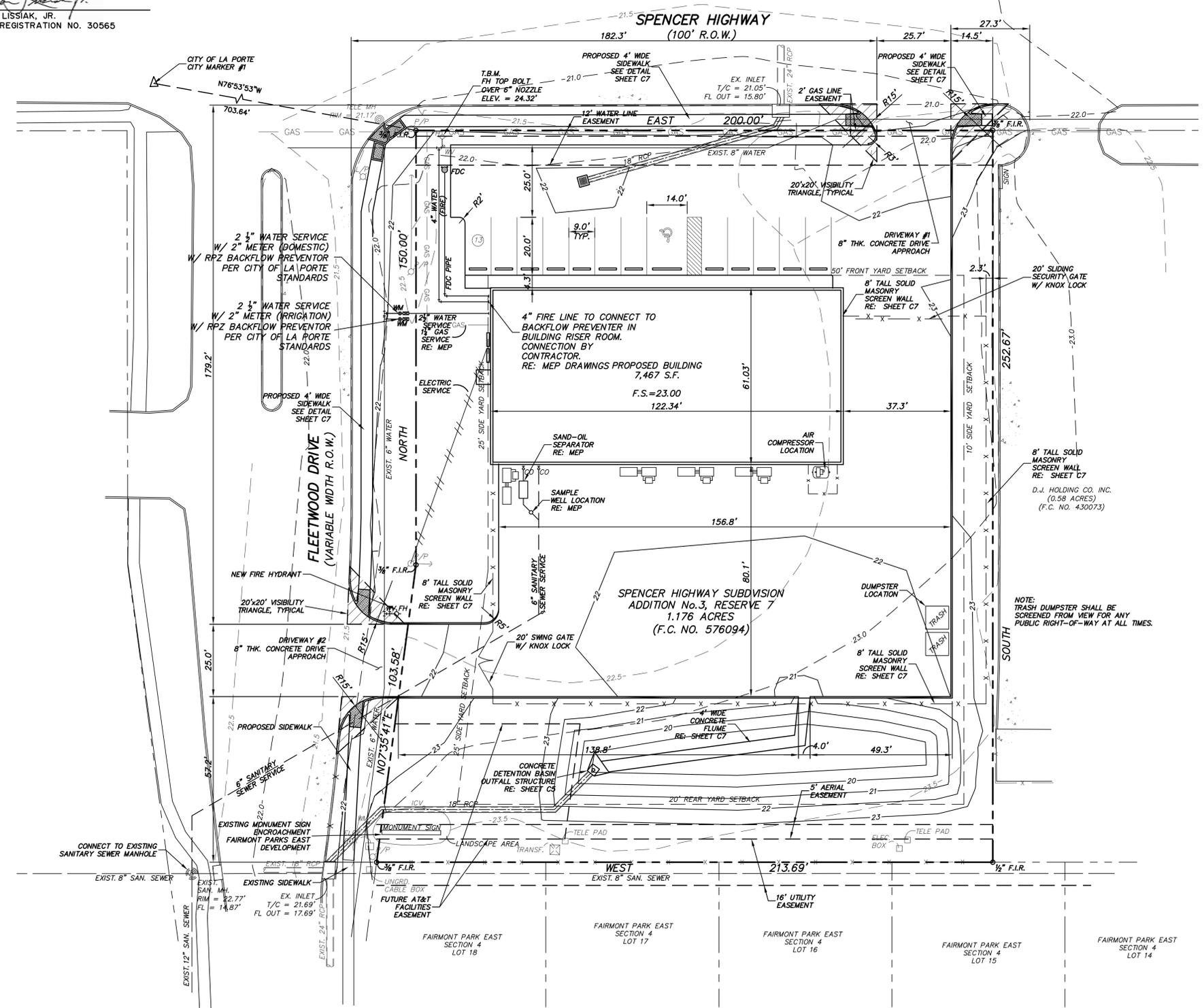
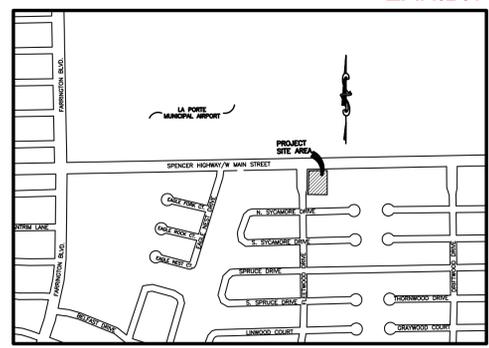
THIS IS TO CERTIFY THAT THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF \_\_\_\_\_ IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: \_\_\_\_\_ CITY ENGINEER BY: \_\_\_\_\_ CITY PLANNER

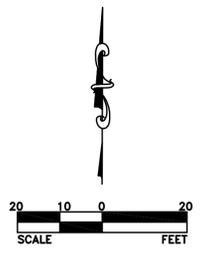
SITE PLAN ACCURACY CERTIFICATE

I, VICTOR LISSIAK, JR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING (OR SURVEYING) AND HEREBY CERTIFY THAT ABOVE PLAT OR SITE PLAN IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

*Victor Lissiak, Jr.*  
VICTOR LISSIAK, JR.  
TEXAS REGISTRATION NO. 30565



- LEGEND:**
- F.I.R. FOUND IRON ROD
  - EXIST. CONCRETE PAVEMENT
  - EXIST. OVERHEAD ELECTRIC
  - EXIST. POWER POLE
  - EXIST. LIGHT POLE
  - EXIST. WATER METER
  - EXIST. WATER VALVE
  - EXIST. FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED FIRE DEPARTMENT CONNECTION

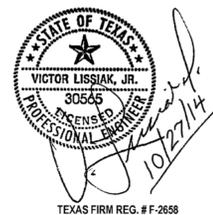


**SITE DATA**

- ZONING:** GC  
**SITE ADDRESS:** 10902 SPENCER HIGHWAY  
**PROPOSED USE:** COMMERCIAL DEVELOPMENT OFFICE & EQUIPMENT REPAIR SHOP  
**STANDARD INDUSTRIAL CLASSIFICATION:** SIC # 7699
- SETBACKS BY PLAT:**  
 (a.) FRONT SETBACK: 50 FEET  
 (b.) SIDE SETBACK: 10 FEET - EAST, 25 FEET - WEST  
 (c.) REAR SETBACK: 20 FEET
- BUILDING/PARKING SUMMARY:**
- LOT AREA: 1.176 ACRES (51,237 SQ.FT.)
  - BUILDING SQUARE FOOTAGE:  
 OFFICE & STORAGE: 2,165 SQ.FT.  
 SHOP AREA: 5,302 SQ.FT.  
 TOTAL AREA: 7,467 SQ.FT.
  - PARKING RATIO: (SEC. 106-839)  
 4 SPACES + 2 PER 1,000 (SQ.FT. OF SHOP AREA - 15% OF SHOP AREA)
  - REQUIRED PARKING:  
 TOTAL REQUIRED: 4 + (5,302 SQ.FT. - 0.15 \* 5,302 SQ.FT.) \* 2 SPACES/1,000 SQ.FT. = 13 SPACES
  - PARKING PROVIDED:  
 HANDICAP PARKING: 1 SPACE (14'x20')  
 REGULAR PARKING: 12 SPACES (9'x20')  
 TOTAL PARKING: 13 SPACES
  - LANDSCAPING:  
 REQUIRED: 6% OF TOTAL AREA (51,237 SQ.FT. x 6% = 3,074 SQ.FT.)  
 PROVIDED: 37% OF TOTAL LOT AREA (19,040 SQ.FT.)
  - MAXIMUM LOT COVERAGE: 40%  
 7,467 SQ.FT./51,237 SQ.FT. = 14.6%
  - BUILDING HEIGHT:  
 43 FT. MAXIMUM HEIGHT (MAXIMUM HEIGHT OF 30 FT. ALLOWED WITHIN 120 FT. OF RESIDENTIAL ADJOINER, NO OTHER HEIGHT RESTRICTION)
  - PER FEMA COMMUNITY PANEL No. 48201C0940L, DATED JUNE 18, 2007, THE PROPERTY IS WITHIN FLOOD ZONE "X". THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN.

**OWNER:**  
KOBELCO COMPRESSORS AMERICA, INC.  
1450 W. RINCON ST.  
CORONA, CA. 92880

**ENGINEER:**  
VIEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TX. 75001



**FOR PERMIT**  
10/27/2014

SITE PLAN					
KOBELCO					
CITY OF LA PORTE, TEXAS					
<b>VIEWTECH, INC.</b> TEXAS FIRM NO. F-2658					
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	AW	06/23/14	1"=20'	2014-140	C20

**Detention Storage Calculations**

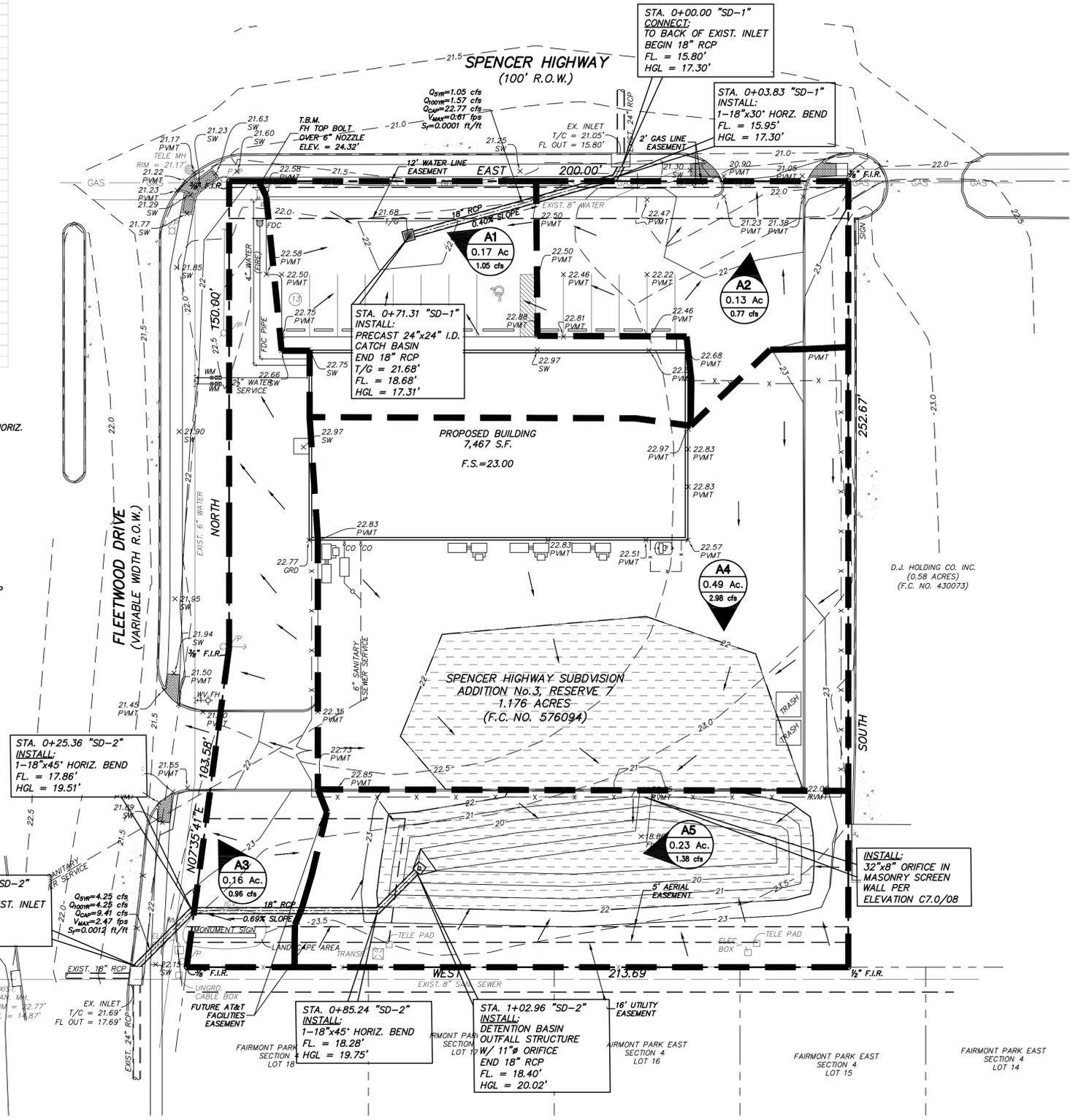
Adopted from: TXDOT

Project Name: Twin Rivers  
 Project Number: 7/15/2014  
 Date: 7/15/2014  
 Engineer: AW  
 Checked By:

Storm Frequency: 100 yr Proposed vs. 5 yr Existing Outflow

Duration (min)	Intensity (in/hr)	Rainfall Amount (in)	Inflow Rate (cfs)	Proposed Inflow Volume (cf)	Existing Outflow Rate (cfs)	Proposed Outflow Volume (cf)	Proposed Required Storage (cf)
5	10.65	0.89	10.64	3.193	3.16	1,422	1,770
10	9.36	1.56	9.36	5,916	3.16	1,896	3,720
12	8.95	1.70	8.94	6,438	3.16	2,086	4,353
14	8.57	2.00	8.56	7,194	3.16	2,275	4,919
16	8.23	2.19	8.22	7,884	3.16	2,465	5,429
18	7.91	2.37	7.91	8,543	3.16	2,655	5,889
20	7.63	2.54	7.63	9,150	3.16	2,844	6,306
25	7.01	2.92	7.01	10,508	3.16	3,318	7,190
30	6.49	3.25	6.49	11,686	3.16	3,792	7,893
40	5.69	3.79	5.69	13,649	3.16	4,740	8,908
50	5.08	4.24	5.08	15,246	3.16	5,688	9,557
60	4.61	4.61	4.61	16,591	3.16	6,636	9,954
70	4.23	4.93	4.23	17,752	3.16	7,585	10,167
80	3.91	5.22	3.91	18,774	3.16	8,533	10,241
90	3.65	5.47	3.65	19,687	3.16	9,481	10,207
100	3.42	5.70	3.42	20,513	3.16	10,429	10,085

Required Storage: 10,241 cf at Elev. 21.8206'  
 Provided Storage Per City Requirements: 10,236 cf at Elev. 21.82'  
 Maximum Storage: 11,551 cf at Elev. 22'



**LEGEND:**

- F.I.R. FOUND IRON ROD
- EXIST. CONCRETE PAVEMENT
- EXIST. OVERHEAD ELECTRIC
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

**ELEVATION VS. DETENTION STORAGE CURVE**

DESIGN STORAGE VOLUME = 10,237 cu.ft. IS AT ELEV. 21.62 ft.

**DETENTION POND CALCULATION**

S = C<sub>s</sub>A  
 S = 0.20 x 1176 Acres = 0.235 Ac-ft = 10,237 cu.ft.

WHERE:  
 S = REQUIRED STORAGE VOLUME  
 C<sub>s</sub> = COEFF. FROM FIGURE 4 "CURVE FOR DETERMINING STORAGE COEFFICIENT" OF THE STORMWATER CRITERIA MANUAL FOR THE CITY OF LA PORTE, TEXAS.  
 A = DRAINAGE AREA IN ACRES

**RESTRICTOR ORIFICE SIZE CALCULATION**

BASED ON CITY OF LA PORTE, TEXAS STORMWATER CRITERIA MANUAL,  
 Q<sub>S-VR</sub> = C<sub>IA</sub> = 0.85 x 7.16 in/hr x 1176 acres = 7.16 cfs

Q<sub>ALLOW</sub> = Q<sub>S-VR</sub> - Q<sub>BYPASS</sub> = 7.16 cfs - 2.76 cfs = 4.4 cfs

TC = 5 MIN.  
 FOR 5-YEAR RAINFALL FREQUENCY, b=84.14, d=17.8, e=0.7881  
 H = (21.62ft. - 18.80 ft) = 2.82 ft.  
 C<sub>o</sub> = 0.8

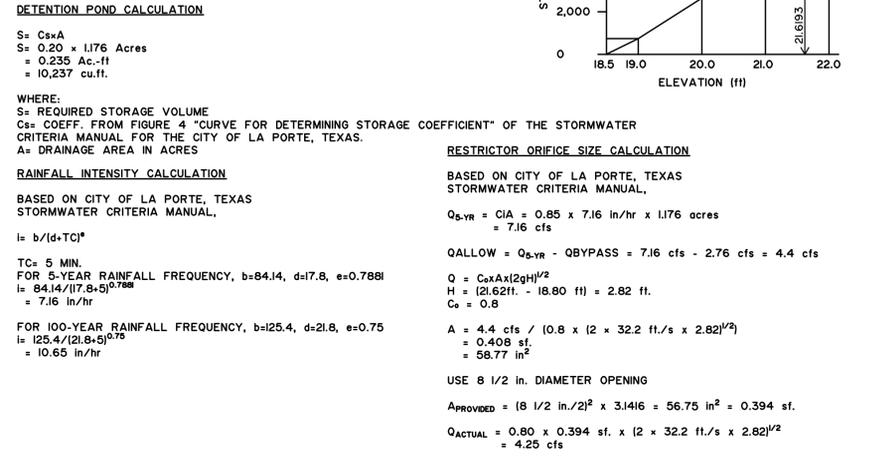
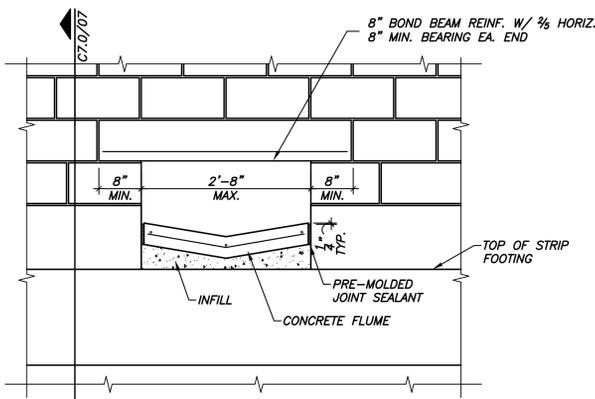
FOR 100-YEAR RAINFALL FREQUENCY, b=125.4, d=21.8, e=0.75  
 H = (25.4/(21.8-5))<sup>0.75</sup> = 10.65 in/hr

A = 4.4 cfs / (10.8 x (2 x 32.2 ft./s x 2.82)<sup>1/2</sup>) = 0.408 sf = 58.77 in<sup>2</sup>

USE 8 1/2 IN. DIAMETER OPENING

A<sub>PROVIDED</sub> = (8 1/2 in./2)<sup>2</sup> x 3.1416 = 56.75 in<sup>2</sup> = 0.394 sf.

Q<sub>ACTUAL</sub> = 0.80 x 0.394 sf. x (2 x 32.2 ft./s x 2.82)<sup>1/2</sup> = 4.25 cfs



**ORIFICE CALCULATION IN SCREEN WALL:**  
 RE: ELEVATION VIEW C5.0/02

**MANNING'S EQUATION:**

$$Q = 1.49 \times A \times \left(\frac{A}{S}\right)^{2/3} \times S^{1/2}$$

WHERE,  
 Q = DISCHARGE AT CAPACITY  
 A = CROSS SECTIONAL AREA = 1 x w = 7/8" x 32" = 1.69 sf.  
 P = WETTED PERIMETER = 2 x 1 + w = 2 x (7/8") + 32" = 3.94 ft.  
 n = MANNING'S ROUGHNESS COEFFICIENT = 0.030 (MOWED GRASS)  
 S = SLOPE = 2.14%

$$Q = 1.49 \times 1.69 \text{ sf.} \times \left(\frac{1.69 \text{ sf.}}{3.94 \text{ ft.}}\right)^{2/3} \times 0.0214^{1/2} = 6.98 \text{ cfs}$$

Q<sub>100</sub> = 4.44 cfs < 6.98 cfs

**FOR PERMIT**  
 10/27/2014

**DRAINAGE AREA MAP, DETENTION, & STORM SEWER PLAN**  
**KOBELCO**  
 CITY OF LA PORTE, TEXAS

**VIEWTECH, INC.** TEXAS FIRM NO. F-2658  
 4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172

DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	AW	06/23/14	1"=20'	2014-140	C5.0

OWNER: KOBELCO COMPRESSORS AMERICA, INC. 1450 W. RINCON ST. CORONA, CA. 92880

ENGINEER: VIEWTECH INC. 4205 BELTWAY DRIVE ADDISON, TX. 75001

Professional Engineer Seal: VICTOR LISSIAK, JR. 30545, LICENSED PROFESSIONAL ENGINEER, 10/27/14, TEXAS FIRM REG. # F-2658

**DRAINAGE AREA CALCULATIONS (5-YR STORM)**

Area Designation	Area (Ac)	C Value	Tc (min)	I (in/hr)	Q (cfs)	Inlet Type	Carry Over U/S	Inlet Capacity	Outflow
A1	0.17	0.85	5.00	7.16	1.05	STD. 5 CURB INLET	0.00	8.5 cfs @ 6" HEAD	2'x2' GRATE INLET
A2	0.13	0.85	5.00	7.16	0.77	N/A	0.00	N/A	SPENCER HIGHWAY
A3	0.16	0.85	5.00	7.16	0.96	N/A	0.00	N/A	FLEETWOOD DRIVE
A4	0.49	0.85	5.00	7.16	2.98	N/A	0.00	N/A	DETENTION POND
A5	0.23	0.85	5.00	7.16	1.38	OUTFALL STRUCTURE	0.00	8.4 CFS @ 2.6' HEAD	A6

**DRAINAGE AREA CALCULATIONS (100-YR STORM)**

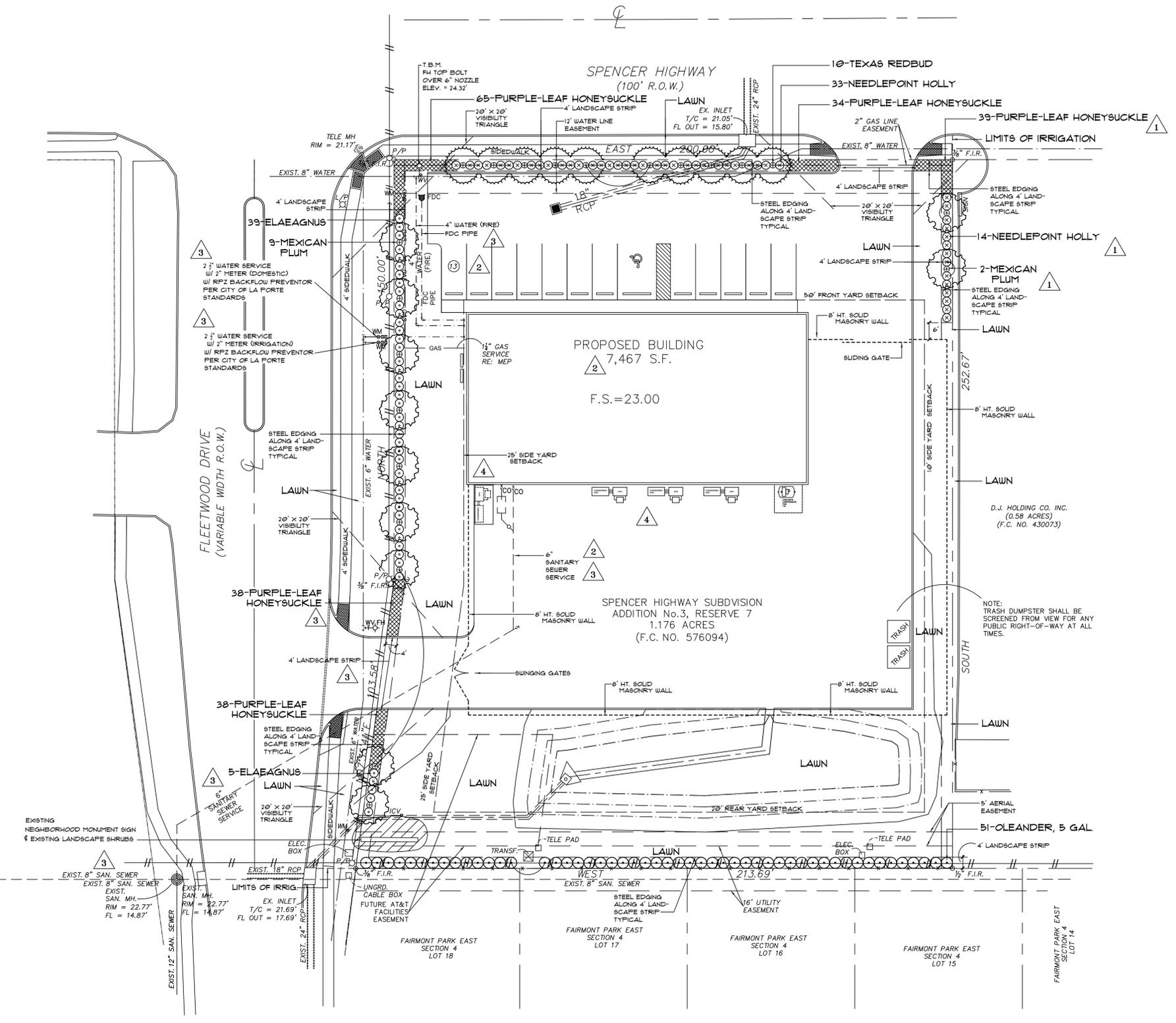
Area Designation	Area (Ac)	C Value	Tc (min)	I (in/hr)	Q (cfs)	Inlet Type	Carry Over U/S	Inlet Capacity	Outflow
A1	0.17	0.85	5.00	10.65	1.57	STD. 5 CURB INLET	0.00	8.5 cfs @ 6" HEAD	2'x2' GRATE INLET
A2	0.13	0.85	5.00	10.65	1.15	N/A	0.00	N/A	SPENCER HIGHWAY
A3	0.16	0.85	5.00	10.65	1.43	N/A	0.00	N/A	FLEETWOOD DRIVE
A4	0.49	0.85	5.00	10.65	4.44	N/A	0.00	N/A	DETENTION POND
A5	0.23	0.85	5.00	10.65	2.06	OUTFALL STRUCTURE	0.00	8.4 CFS @ 2.6' HEAD	A6

**GC - GENERAL COMMERCIAL DISTRICT LANDSCAPE REQUIREMENTS:**

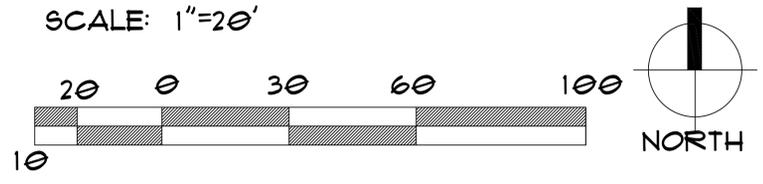
- **MINIMUM LANDSCAPE AREA TO BE 6% OF GROSS LAND AREA**  
1.176 ACRES = 51,226.56 S.F.  
 $51,226.56 \text{ S.F.} \times 0.06 = 3,074 \text{ S.F. LANDSCAPE AREA REQUIRED}$   
**19,040 S.F. PROVIDED** WITHIN PROPERTY LINES (EXCLUDING PKWY.)
- **4' LANDSCAPE STRIP REQUIRED:** ALONG STREET FRONTAGE, AND RESIDENTIAL ADJACENCY WITH A COMBINATION OF TREES & SHRUBS.  
**4' LANDSCAPE STRIP PROVIDED** ALONG SPENCER HWY., FLEETWOOD DRIVE AND RESIDENTIAL ADJACENCY ALONG SOUTH P.L.
- **ORNAMENTAL TREES REQUIRED:** ALONG MAJOR THOROUGHFARES AT ONE (1) TREE PER 20' LINEAR FT., AND ALL OTHER ROADS AT ONE (1) TREE PER 30' LINEAR FT. OF FRONTAGE.  
SPENCER HWY. FRONTAGE:  $200 \text{ L.F.} / 20' = 10\text{-ORNAMENTAL TREES REQ'D.}$   
**10-ORNAMENTAL TREES PROVIDED, 2" CALIPER, MIN. 6' HT.**  
FLEETWOOD DR FRONTAGE:  $254 \text{ L.F.} / 30' = 9\text{-ORNAMENTAL TREES REQ'D.}$   
**9-ORNAMENTAL TREES PROVIDED, 2" CALIPER, MIN. 6' HT.**
- **SHRUBS & GROUND COVER IN 4' LANDSCAPE STRIPS ALONG FRONTAGES:**  
5 GALLON EVERGREEN SHRUBS ARE LOCATED AT 3' O.C. AND GROUND COVER LOCATED WITHIN VISIBILITY TRIANGLES LESS THAN 3' HT. (5 GALLON EVERGREEN SHRUBS LOCATED AT 4' O.C. ALONG SOUTH P.L.)
- **LANDSCAPE ISLANDS IN PARKING AREAS:**  
12 PARKING SPACES LESS THAN THE MINIMUM 20 SPACES REQUIRING ISLANDS. NO ISLANDS REQUIRED.
- **IRRIGATION SYSTEM REQUIREMENTS:** ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH A PROGRAMMABLE CONTROLLER WITH RAIN AND FREEZE SENSORS SHALL BE DESIGNED AND INSTALLED AS PER ALL APPLICABLE STATE AND LOCAL CODES BY AN IRRIGATOR LICENSED IN THE STATE OF TEXAS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING A PERMIT FOR INSTALLATION.
- **MAINTENANCE:** OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPE AREAS AT ALL TIMES. ANY REQUIRED PLANT MATERIAL SHALL BE REPLACED IF IT BECOMES DAMAGED OR DIES.

**LANDSCAPE MATERIAL**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
<b>TREES</b>						
10		TRB	TEXAS REDBUD	CANADENSIS CERCIS VAR. TEXENSIS	2" CALIPER, SINGLE TRUNK 6' MIN. HT.	AS SHOWN
11		MPL	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER, SINGLE TRUNK 6' MIN. HT.	AS SHOWN
<b>SHRUBS / ORNAMENTAL GRASSES</b>						
41		NPH	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	5 GAL 4' HT.	AS SHOWN
44		ELAEA	ELAEAGNUS	ELAEAGNUS MACROPHYLLA	5 GAL 4' HT.	AS SHOWN
51		OLE	OLEANDER	NERIUM OLEANDER 'STANDARD WHITE'	5 GAL 4' HT.	AS SHOWN
200		PLH	PURPLE-LEAF JAPANESE HONEYSUCKLE	LONICERA JAPONICA 'PURPUREA'	1 GAL	18" O.C. TRIANGULATE
<b>TURF GRASS</b>						
TBD		S.Y. GRASS	COMMON BERMUDA GRASS CYNODON DACTYLON	SOLDSOD (SEE SPECS. FOR HYDRMULCH OPTION)		



PLAN: LANDSCAPE PLAN  
SCALE: 1"=20'



**3** CITY APPROVING AUTHORITY CERTIFICATE  
THIS IS TO CERTIFY THAT THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS LANDSCAPE PLAN AND DEVELOPMENT OF \_\_\_\_\_ IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_  
CITY PLANNER

ISSUED FOR PERMIT  
10/27/2014  
**LANDSCAPE PLAN**  
KOBELCO  
LA PORTE, TEXAS  
VIEWTECH, INC. TEXAS FIRM NO. F-2658  
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-1712  
DESIGN DRAWN DATE SCALE JOB # SHEET  
xx xx 10/27/14 1"=20' 2014-140 L1.01

GENERAL PROJECT NOTES

- WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF LA PORTE MINIMUM STANDARD SPECIFICATIONS AND/OR SPECIFICATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE MOST STRINGENT SHALL APPLY.
- BARRICADING SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", REVISION NO. 4.
- IN THE PREPARATION OF PLANS AND SPECIFICATIONS, THE ENGINEER HAS ENDEAVORED TO INDICATE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. IT IS NOT GUARANTEED THAT ALL LINES OR STRUCTURES HAVE BEEN SHOWN ON THE PLANS.
- THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THERE MAY BE OTHER UNKNOWN UTILITIES EXISTING NOT SHOWN ON THE PLANS THAT SHOULD BE VERIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
  - PREVENT ANY DAMAGE TO PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
  - PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.
  - PROTECT ALL UNDERGROUND UTILITIES.
  - NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL FENCES, SIGNS, PROPERTY MONUMENTS, WATER AND SANITARY SEWER SERVICES OR CULVERTS REMOVED OR DAMAGED DURING CONSTRUCTION WILL BE REPLACED OR REPAIRED TO AS GOOD A CONDITION OR BETTER THAN THE EXISTING.
- THE CONTRACTOR SHALL NOTIFY CITY OF LA PORTE BUILDING INSPECTION 48 HOURS IN ADVANCE FOR ALL WATER OR WASTEWATER LOCATIONS AND FOR PERMISSION TO INTERRUPT WATER SERVICE.
- SHEETING, SHORING AND BRACING: THE CONTRACTOR WILL ABIDE BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS GOVERNING EXCAVATION. TRENCH SIDE SLOPES SHALL MEET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. SHEETING, SHORING AND BRACING WILL BE REQUIRED WHEN SIDE SLOPE STANDARDS ARE NOT MET. A PULL BOX, MEETING OSHA STANDARDS, WILL BE ACCEPTABLE, UNLESS NEGATED BY GROUNDWATER CONTROL MEASURES. THE CONTRACTOR SHALL SUBMIT DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT MEET OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION WHEN TRENCH EXCAVATION WILL EXCEED A DEPTH OF FIVE (5) FEET. THESE PLANS WILL BE SEALED BY AN ENGINEER REGISTERED BY THE STATE OF TEXAS AND SUBMITTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE MAXIMUM DEFLECTION OF PIPE JOINTS SHALL NOT EXCEED THAT RECOMMENDED BY THE PIPE MANUFACTURER. IF IT IS NECESSARY TO DEFLECT THE PIPE (GREATER THAN THE RECOMMENDED AMOUNT) THE CONTRACTOR SHALL PROVIDE FITTINGS OR SPECIAL DETAIL OF CONSTRUCTION.
- THE CONTRACTOR SHALL REPLACE ALL DISTURBED PAVEMENT MARKERS, BUTTONS, ETC. AT THEIR OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OUTSIDE OF THE DESIGNATED WORK AREA WITH EQUAL OR BETTER QUALITY MATERIAL AT THE CONTRACTOR'S EXPENSE.

WATER LINE NOTES:

- ALL WORK AND MATERIALS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CITY OF LA PORTE.
- CONTRACTOR TO INCLUDE ALL REQD. BONDS, TAP FEES, ETC., IN PROPOSAL.
- ALL SERVICE TAPS OF PVC PIPE, REGARDLESS OF SIZE, SHALL UTILIZE A TAPPING SADDLE.
- ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, A.W.W.A. STANDARD C900, 200 P.S.I. (DR 14). (BLUE IN COLOR)
- ALL WATER SERVICES SHALL UTILIZE SDR9 CTS POLYETHYLENE PIPE, INSTALL 4"x2" TEE AT LATERAL LOCATION, UNLESS OTHERWISE SHOWN.
- FITTINGS SHALL BE CAST IRON, A.W.W.A. STANDARDS C10 AND C11.
- FITTINGS FOR PVC PIPE SHALL BE COMPATIBLE WITH THE PIPE UTILIZED.
- DEPTHS OF WATER LINES TO MEET THE CITY OF LA PORTE DESIGN CRITERIA. 42" DEPTH PREFERRED, 36" MIN. REQ'D.
- FIRE HYDRANTS TO BE CITY OF LA PORTE APPROVED.
- THE CONTRACTOR SHALL CONTACT THE CITY OF LA PORTE WATER DIVISION FOR THE OPERATION OF ALL GATE VALVES. ALL VALVES TO BE CITY OF LA PORTE APPROVED.
- THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY OF LA PORTE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE CITY. THE MAINTENANCE BOND SHALL BE FURNISHED ON A FORM ACCEPTABLE TO THE CITY OF LA PORTE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER SERVICES AND VALVES.
- FIRE HYDRANTS SHALL BE PAINTED AS PER CITY OF LA PORTE STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH EITHER 6" CURB OR BOLLARDS.
- STEAMER NOZZLES ON FIRE HYDRANTS SHALL BE 18" ABOVE THE TOP OF THE CURB OR FINISH GRADE, AND SHALL FACE THE CENTER OF THE FIRE LANE OR STREET. FIRE HYDRANTS SHALL BE LOCATED 3' BEHIND THE CURB.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY OF LA PORTE STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE STERILIZED PER CITY OF LA PORTE STANDARDS AND SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING.
- UTILITY TRENCHES SHALL BE BACK FILLED WITH MATERIAL PER CITY OF LA PORTE SPECIFICATIONS.
- ANCHOR FITTINGS SHALL BE USED TO ATTACH FIRE HYDRANTS.
- ALL WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
- CONTRACTOR TO INCLUDE ALL CITY WATER AND WASTE WATER FEES IN BID. PAY CITY IMPACT FEES FOR WATER & WASTE WATER.
- ALL FIRE LINES TO BE INSTALLED BY TEXAS LICENSED SPRINKLER CONTRACTOR.
- INSTALL ADDITIONAL WATER LINE FITTINGS AS NECESSARY WHEN CROSSING STORM SEWER LINE, WASTE WATER LINE OR ANY OTHER UTILITY LINES.
- ALL NEW FITTINGS SHALL BE MECHANICAL JOINTS AND SHALL HAVE STAINLESS STEEL BOLTS.
- ALL NEW WATER LINES SHALL BE FULLY PURGED. DO NOT TEST AGAINST EXISTING VALVES WHEN CONNECTING TO EXISTING LINES.
- A FLUSH VALVE SHALL BE INSTALLED WITHIN 5 FEET OF THE FIRE LINE RISER OUTSIDE OF THE BUILDING.

INFRASTRUCTURE NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS AS ESTABLISHED BY THE CITY OF LA PORT, TEXAS, AND THE HARRIS COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DIVISION GUIDELINES.
- FOR ADJUSTMENT OF WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL DAVID MICK, (281) 471-9650, AT LEAST (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LA PORTE, STANDARD CONSTRUCTION DETAILS.

SANITARY SEWER NOTES:

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE CITY OF LA PORTE STANDARD SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER OR HIS REPRESENTATIVE AND CITY REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THESE PLANS.
- CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT; ALL MANHOLES, CLEAN OUTS, VALVE BOXES, FIRE HYDRANTS, WASTE WATER LATERALS, WATER SERVICE, ETC.
- WASTE WATER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED FROM ONE OF THE FOLLOWING MATERIALS (OTHERWISE SPECIFIED ON PLANS):
  - Polyvinyl/Chloride (PVC) Diameter 4" - 15"
  - ASTM D 3034 SDR 26
- WASTE WATER PIPE MUST BE KEPT CLEAR OF BROKEN CONCRETE, DIRT OR ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
- ALL WASTE WATER MAINS ARE TO HAVE CEMENT STABILIZED BACK FILL JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE CROSSING OCCUR.
- CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF WASTE WATER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE WASTE WATER SERVICE ON THE CURB IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY OF LA PORTE FOR A PERIOD OF TWO (2) YEARS, OR AS SPECIFIED BY THE CITY OF LA PORTE, FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE CITY. THE MAINTENANCE BOND SHALL BE FURNISHED ON A FORM ACCEPTABLE TO THE CITY OF LA PORTE.
- CONTRACTOR TO INCLUDE ALL REQD. BONDS, TAP FEES, CAMERA FEES, ETC., IN PROPOSAL.
- ALL MANHOLES SHALL HAVE CONCRETE COLLAR & WATER TIGHT INLET IN PUBLIC R.O.W

CENTERPOINT ENERGY CONSTRUCTION NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (713) 223-4567 OR 1-800-669-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

WHEN CENTERPOINT ENERGY PIPELINE MARKINGS ARE NOT VISIBLE, CALL (713) 967-8037 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE REQUEST BEFORE EXCAVATION BEGINS.

WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.

WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY AT (713) 207-7777.

SITework PAVING AND GRADING NOTES:

- CONCRETE PAVING SHALL BE 6" THICK. CONCRETE SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. CONCRETE SHALL CONTAIN A MINIMUM OF 6 SACKS OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE. REINFORCE ALL PAVING WITH NO. 4 BARS @ 12" O.C.E.W. 2" CLEAR FROM TOP. SUPPORT AND MAINTAIN REINFORCEMENT IN PLACE AT THE PROPER LOCATION PRIOR TO CONCRETE PLACEMENT.
- STRIP ORGANICS FROM SITE AND DISPOSE OF STRIPPINGS OFF-SITE.
- SCARIFY AND RE-COMPACT TOP 6" OF FINISH SUB-GRADE TO WITHIN 95% STANDARD PROCTOR DENSITY AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT.
- STABILIZE PAVING AREAS WITH CALCIUM HYDROXIDE AT THE RATE OF 6% BY DRY WEIGHT SCARIFIED INTO THE TO 6" OF THE FINISH SUB-GRADE. UNDER NO CIRCUMSTANCES SHALL THE RATE OF APPLICATION BE LESS THAN 30 POUNDS PER SQUARE YARD.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING PAD PREPARATION.
- EXPANSION JOINT MATERIAL SHALL BE PLACED AT THE END OF EACH CURB RETURN. REFER TO PAVING DETAILS FOR CONTROL JOINT AND EXPANSION JOINT WIDTH AND DEPTH.
- PAVEMENT JOINTS SHALL BE SEALED WITH HOT POURED RUBBER, SPECIFICATIONS TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER PRIOR TO CONSTRUCTION. CONTROL JOINTS SHALL BE INSTALLED AT 15' MAXIMUM O.C.E.W.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY SAW CUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS. SAW CUTS AT DRIVE APPROACHES SHALL BE CUT A MINIMUM OF 1'-0" FROM FACE OF CURB AS PER CITY OF LA PORTE STANDARD DRAWINGS.
- PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURB, UNLESS NOTED OTHERWISE IN PLAN.
- CONCRETE TO BE LIGHT BROOM FINISH. APPLY LIBERAL AMOUNTS OF MEMBRANE TYPE CURING COMPOUND.
- WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AS ESTABLISHED BY THE CITY OF LA PORT, TEXAS, AND THE HARRIS COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DIVISION GUIDELINES, AND/OR SPECIFICATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE MOST STRINGENT SHALL APPLY.
- ON SITE OR ADJACENT MATERIAL MAY BE USED FOR FILL TO ACHIEVE FINAL SUB-GRADE ELEVATIONS.
- FILL MATERIAL SHALL BE PLACED IN 8" THICK MAXIMUM LOOSE LIFTS AND COMPACTED TO WITHIN 95% STANDARD PROCTOR DENSITY AT OR SLIGHTLY ABOVE MAXIMUM MOISTURE CONTENT.
- GUIDELINES SET FORTH IN THE TxDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE OBSERVED.
- DRIVE WAY CONNECTIONS IN PUBLIC STREET RIGHT-OF-WAY SHALL COMPLY WITH CITY OF LA PORTE DRIVEWAY DETAILS FOR STREETS WITH CURBS.

STORM SEWER NOTES:

- STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, C-76, CLASS III, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY OF LA PORTE STANDARDS AND SPECIFICATIONS.
- CONCRETE PIPE SHALL BE INSTALLED USING RUBBER GASKET JOINTS CONFORMING ONLY TO ASTM C-43.
- STORM SEWERS TO BE CONNECTED TO BACK OF CURB INLET AS PER CITY OF LA PORTE STANDARDS AND SPECIFICATIONS.

ONE-CALL NOTIFICATION  
**BEFORE YOU DIG!!**  
 (713) 223-4567 (IN HOUSTON)  
 (NEW STATE WIDE NUMBER OUTSIDE HOUSTON)  
 1-800-545-6005

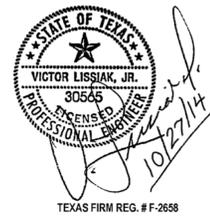
**NOTE: ALL BACKFILL FOR TRENCHES AND STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY**

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE AN WORK COMMENCES. THE LAYING OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLANS IS FOUND, THE CONTRACTOR IS TO NOTIFY VIEWTECH INC. BEFORE PROCEEDING FURTHER.

FOR PERMIT  
 10/27/2014

GENERAL NOTES  
 KOBELCO  
 CITY OF LA PORTE, TEXAS

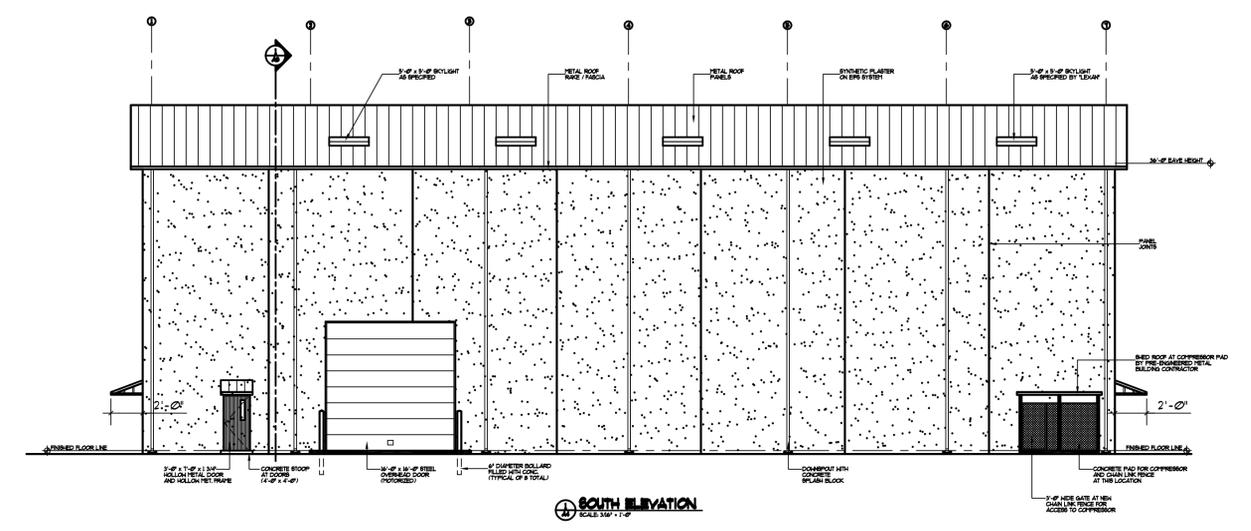
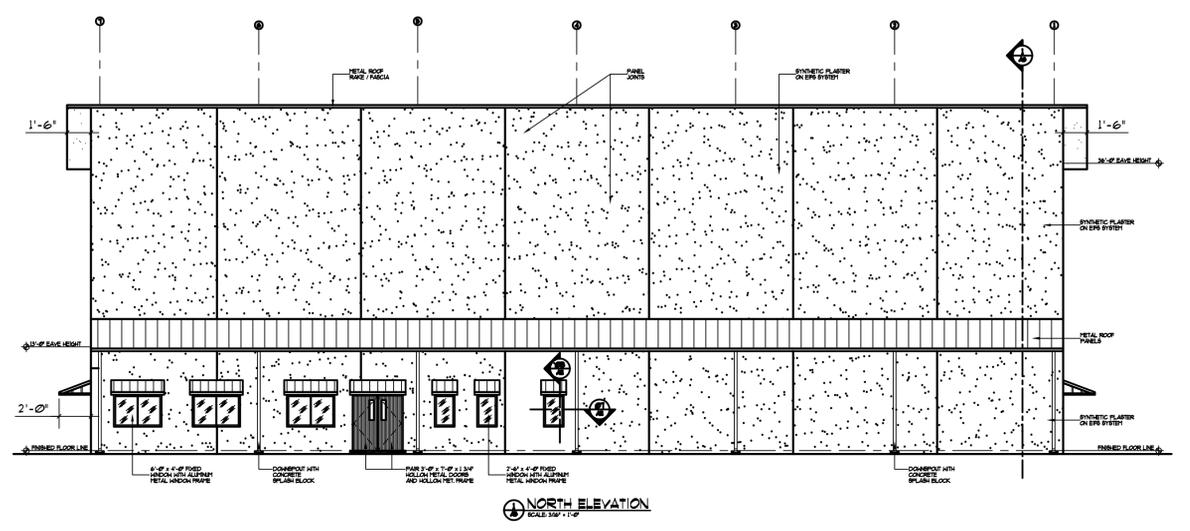
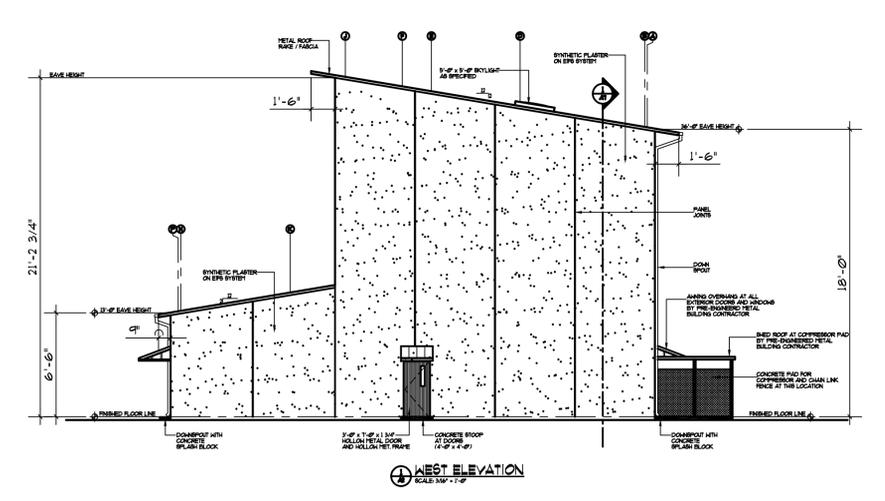
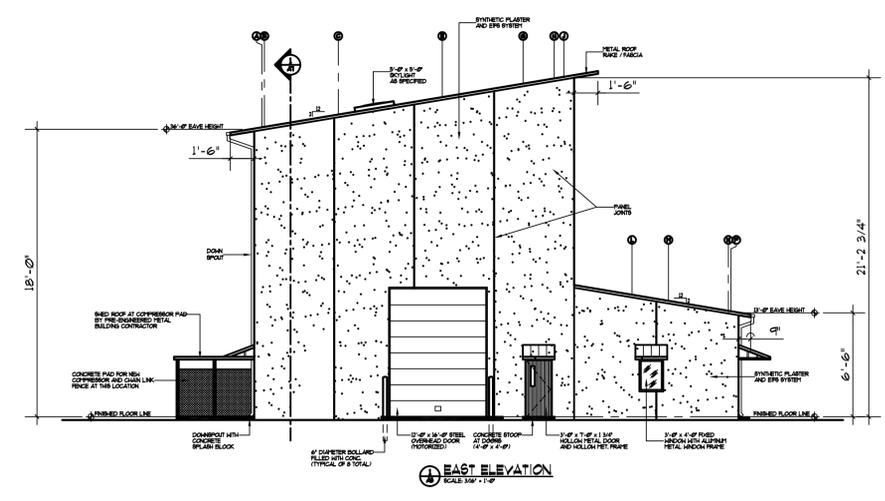
<b>VIEWTECH, INC.</b> TEXAS FIRM NO. F-2658 4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	AW	06/23/14	1"=20'	2014-140	<b>C10</b>



OWNER:  
 KOBELCO COMPRESSORS AMERICA, INC.  
 1450 W. RINCON ST.  
 CORONA, CA. 92880

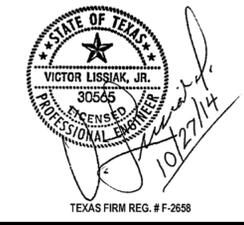
ENGINEER:  
 VIEWTECH INC.  
 4205 BELTWAY DRIVE  
 ADDISON, TX. 75001

TEXAS FIRM REG. # F-2658



FOR PERMIT  
10/27/2014

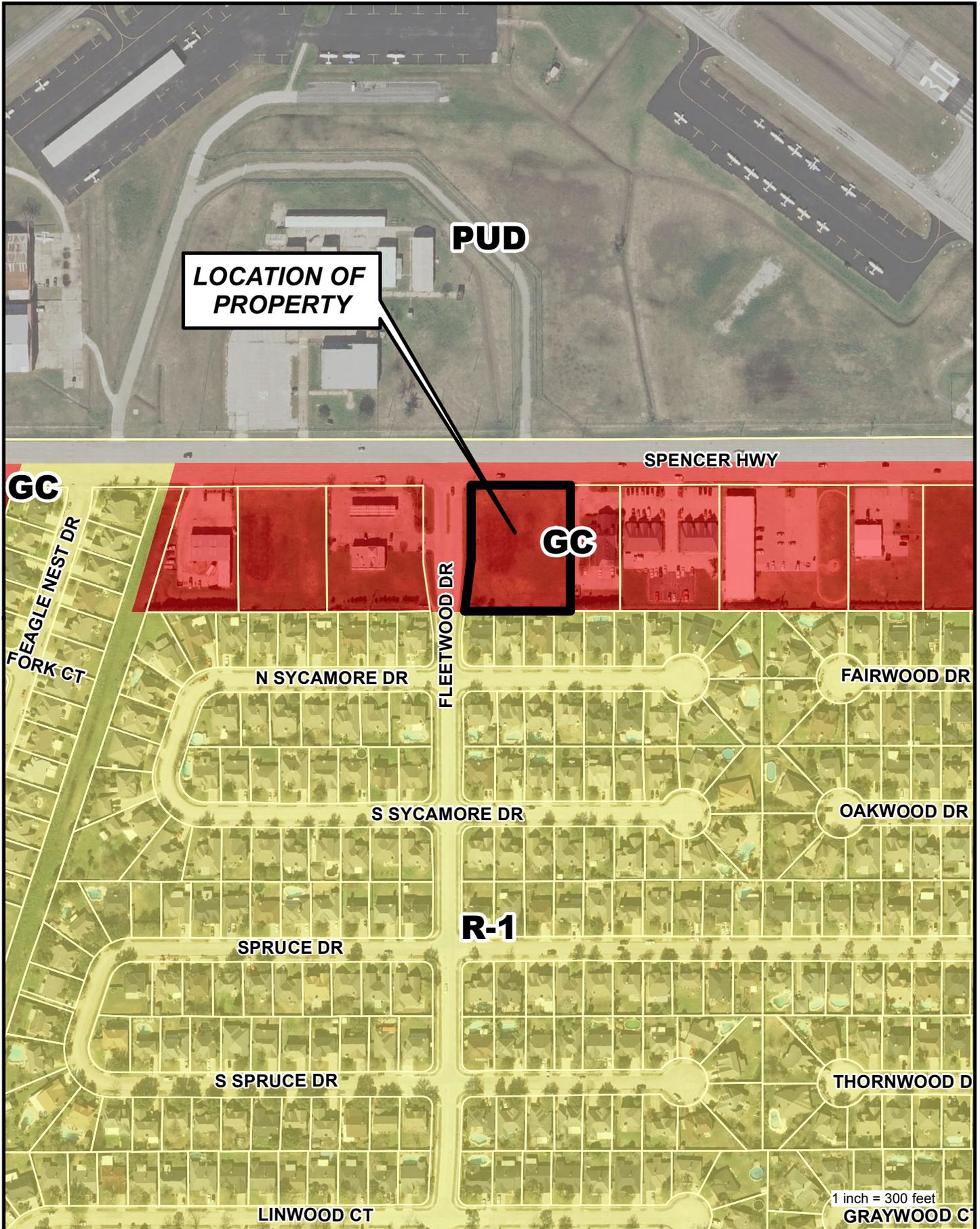
COMBO BUILDING ELEVATIONS					
KOBELCO					
LA PORTE, TEXAS					
VIEWTECH, INC.					
4205 BELTWAY DR. ADDISON, TX 75001 (972) 641-8181 FAX (972) 641-8182					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
DMT	DMT	08/22/14	3/16" = 1'-0"	2014-140	A19



# AREA MAP + ZONING

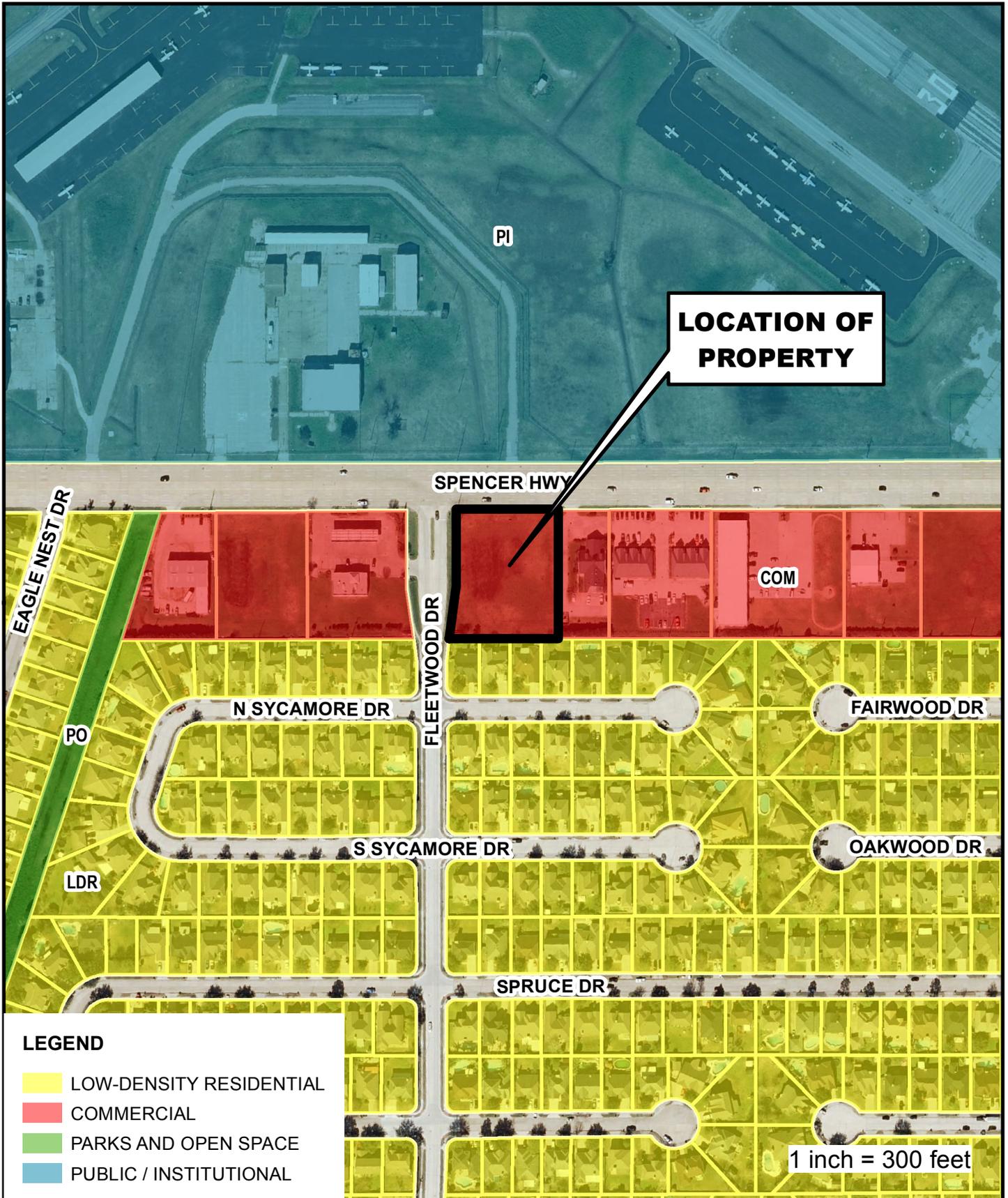
(CLP #14-91000004)

EXHIBIT C



# AREA MAP + LAND USE

(CLP #14-9100004)



RECEIVED  
DEC 09 2014  
BY: [Signature]

A Meeting of the La Porte

Board of Adjustment  
(Type of Meeting)

Scheduled for

December 11, 2014  
(Date of Meeting)

to Consider

Zone Change Request #14-9500001  
(Type of Request)

I have received notice of the above referenced public hearing.

I am in FAVOR of granting this request for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am OPPOSED to granting this request for the following reasons:

Its to close to residential living  
the noise it will cause being to  
close to our homes.

Patricia Diaz

Name (please print)

[Signature]

Signature

10904 Sycamore Dr. N

Address

LaPorte TX 77571

City, State, Zip

A Meeting of the La Porte

Board of Adjustment  
(Type of Meeting)

Scheduled for

December 11, 2014  
(Date of Meeting)

RECEIVED  
DEC 03 2014  
BY: \_\_\_\_\_

to Consider

Zone Change Request #14-9500001  
(Type of Request)

I have received notice of the above referenced public hearing.

I am in FAVOR of granting this request for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am OPPOSED to granting this request for the following reasons:

Per local real estate agent house values will decrease.  
This 24/7 warehouse operations will cause increase noise and traffic to neighborhood

Robert Jackson

[Signature]  
Name (please print)  
Signature

10905 Sycamore Dr. North

LaPorte, TX 77571  
Address  
City, State, Zip

This company is a large compressor repair/manufactures shop. They do not belong in front of a residential community. I strongly urge the City of LaPorte, council members & mayor to reconsider allowing this business in front of our neighborhood.

## SERVICES

377

Industry  
Group  
No. 769

Industry  
No.

**MISCELLANEOUS REPAIR SHOPS AND RELATED SERVICES—Con.**

**7699 Repair Shops and Related Services, Not Elsewhere Classified—Con.**

musical instrument repair; septic tank cleaning; farm machinery repair; furnace cleaning; motorcycle repair; tank truck cleaning; taxidermists; tractor repair; and typewriter repair.

- Agricultural equipment repair
- Antique repair and restoration, except furniture and automotive
- Awning repair shops
- Beer pump coil cleaning and repair service
- Bicycle repair shops
- Binoculars and other optical goods repair
- Blacksmith shops
- Boiler cleaning
- Boiler repair shops, except manufacturing
- Bowling pins, refinishing or repair
- Camera repair shops
- Catch basin cleaning
- Cesspool cleaning
- China firing and decorating to individual order
- Cleaning and reglazing of baking pans
- Cleaning bricks
- Coppersmithing repair, except construction
- Covering textile rolls
- Dental instrument repair
- Drafting instrument repair
- Engine repair, except automotive
- Farm machinery repair
- Farriers (blacksmith shops)
- Fire control (military) equipment repair
- Furnace and chimney cleaning
- Furnace cleaning service
- Gas appliance repair service
- Glazing and cleaning baking pans
- Gun parts made to individual order
- Gunsmith shops
- Harness repair shops
- Horseshoeing
- Industrial truck repair
- Key duplicating shops
- Laboratory instrument repair, except electric
- Lawnmower repair shops
- Leather goods repair shops
- Lock parts made to individual order
- Locksmith shops
- Luggage repair shops
- Machinery cleaning
- Mattress renovating and repair shops
- Measuring and controlling instrument repair, mechanical
- Medical equipment repair, except electric
- Meteorological instrument repair
- Microscope repair
- Mirror repair shops
- Motorcycle repair service
- Musical instrument repair shops
- Nautical and navigational instrument repair, except electric
- Organ tuning and repair
- Piano tuning and repair
- Picture framing to individual order, not connected with retail art stores
- Picture framing, custom
- Pocketbook repair shops
- Precision instrument repair
- Rebabbiting
- RENEEDLING WORK
- Repair of optical instruments
- Repair of photographic equipment
- Repair of service station equipment
- Repair of speedometers
- Rug repair shops, not combined with cleaning
- Saddlery repair shops
- Scale repair service
- Scientific instrument repair, except electric
- Septic tank cleaning service
- Sewer cleaning and rodding
- Sewing machine repair shops
- Sharpening and repairing knives, saws, and tools
- Ship boiler and tank cleaning and repair—contractors
- Ship scaling—contractors
- Stove repair shops
- Surgical instrument repair
- Surveying instrument repair
- Tank and boiler cleaning service
- Tank truck cleaning service
- Taxidermists
- Tent repair shops
- Thermostat repair
- Tinsmithing repair, except construction
- Tractor repair
- Tuning of pianos and organs
- Typewriter repair, including electric
- Venetian blind repair shops
- Window shade repair shops



October 29, 2014

Stanley S. Kawahara  
General Manager of Operations  
Kobelco Compressors America, Inc.  
1450 W. Rincon Street  
Corona, CA 92880

RE: Zoning Permit Application for the Proposed Kobelco Site (*10902 Spencer Highway*)

Dear Mr. Kawahara:

The Planning and Development Department received your application for a zoning permit for the proposed Kobelco Site located at 10902 Spencer Highway. Staff has had an opportunity to review additional information provided by you with regard to the proposed use of the site in La Porte. Your email to me dated October 14, 2014 indicates that the proposed facility will be used to “inspect, repair and overhaul compressors.” Additionally, you provided two numbers: SIC #7699 (Repair Shops and Related Services, Not Elsewhere Classified) and NAICS #811310 (Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance) for the appropriate codes for the site.

As you are aware, the city’s land uses are based on SIC classifications. You assert SIC #7699 for the proposed use of the site here in La Porte. However, staff has reviewed the information submitted in the zoning permit as well as the additional information provided and are unable to classify the proposed use in SIC #7699. Based on this additional information, the uses proposed for this site are not listed and are not similar to the description and example uses outlined in the SIC manual for category #7699. The vast majority of uses listed for SIC #7699 in the manual relate to commercial repair. The uses described as part of what Kobelco intends to do on this site, repair and overhauling of compressors, are industrial in nature and service industrial clientele. Furthermore, the size of the proposed building and need for cranes and other heavy duty equipment also signify a use more aligned with industrial. As a result, staff cannot administratively approve the proposed use for this site as currently described.

Section 106-441 of the city’s Zoning Ordinance allows the opportunity to seek approval of a Special Conditional Use Permit on unlisted uses that are similar to those listed in the table. The SCUP process requires a public hearing and review by the Planning and Zoning Commission and City Council. The requirements for a SCUP are outlined in Sections 106-216 through 106-218 of the city’s Zoning Ordinance.

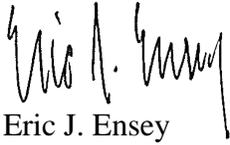
Please contact me if you have any questions at 281-470-5063 or via email at [enseye@laportetx.gov](mailto:enseye@laportetx.gov).

Mr. Stanley S. Kawahara

October 28, 2014

Page 2

Sincerely,



Eric J. Ensey  
City Planner

cc: Corby Alexander, City Manager  
Tim Tietjens, Director of Planning and Development  
Mark Huber, Chief Building Official

**Sec. 106-521. - Table A, industrial uses.**

(c) *Footnotes.* All permitted uses in industrial zones must meet the following minimum performance standards. If requested by the enforcement officer, all applications for building permits must include a certification from a registered engineer that verifies compliance with these performance standards. Where applicable, all permitted uses in industrial zones must meet and be in compliance with the appropriate federal, state, or local regulations.

A. *Lighting and glare.* Any lighting used shall be arranged so as to deflect light away from any adjoining residential zone or from public streets. Direct or sky-reflected glare, where from floodlights or from high temperature processes such as combustion or welding shall not be directed onto any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one footcandle (meter reading) as measured from the centerline of such street. Any light or combination of lights which casts light on residential property shall not exceed 0.4 footcandles (meter reading) as measured from such property.

B. *Radiation and electrical emissions.* No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas. There shall be no electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

C. *Smoke.* The emission of smoke by any use shall be in compliance with and regulated by the appropriate federal, state or local agency.

D. *Dust or other particulate matter.* The emission of dust, fly ash or other particulate matter by any use shall be in compliance with and regulated by the appropriate federal, state or local agency.

E. *Odors.* The emission of odor by any use shall be in compliance with and regulated by the appropriate federal, state or local agency.

F. *Explosives.* No activities involving the storage, utilization, or manufacture of materials or products such as TNT or dynamite which could decompose by detonation shall be permitted except such as are specifically licensed by the city council.

G. *Noise.* All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness and as measured at any property line, shall not exceed the following intensity in relation to sound frequency:

20 to 75	<a href="#">78</a>	63
75 to 150	<a href="#">74</a>	59
150 to 300	68	55
300 to 600	61	51
600 to 1,200	55	45
1,200 to 2,400	49	<a href="#">38</a>
2,400 to 4,800	43	31
Above 4,800	41	25
Impact noise	80	55
Octave Band Frequency	Maximum Sound Levels — Decibels	
Cycles per Second	Lot Line	H Residential District Boundary

Between the hours of 10:00 p.m. and 6:00 a.m. the permissible sound levels beyond residential district boundaries (both Column II and Impact) shall be six decibels less than shown above.

In distances where it is determined that a proposed land use may generate a level of noise that will impact on surrounding land uses, the planning and zoning commission and city council may require that efforts to reduce the potential noise impact be undertaken. These efforts may include screening and landscaping techniques.

H. *Hours of operation.* Hours of operation are limited for truck stops adjacent to residential areas only. The facility shall only operate during the hour of 6:00 a.m. to 9:00 p.m. and no overnight facilities are allowed on the premises.

I. *Truck stops.* The facility shall be permitted in the business industrial (BI) districts on truck routes along Barbour's Cut Boulevard and State Highway 146. No construction of any kind shall be permitted within the stipulated setbacks for business industrial zoning districts.

J. *Trucking terminals.* Trucking terminals shall be allowed only in light industrial (LI) and heavy industrial (HI) zoning districts and shall be further restricted to locations directly adjacent to authorized truck routes (as same are designated in [section 70-231](#) of this Code) located in said LI and HI zoning districts. Any truck terminal operating in

whole or in part as a container yard or converting to a container yard shall be restricted to heavy industrial (HI) zone only. See [section 106-746](#) of this chapter for additional requirements.

**City of La Porte, Texas  
Planning and Zoning Commission**



**December 18, 2014**

## **AGENDA ITEM 7**

Consider approval of a Major Development Site Plan (#14-83000001)  
to allow for construction of a new school building  
at the site of the existing Baker 6<sup>th</sup> Grade Campus  
located at 9800 Spencer Highway.  
Applicant: La Porte Independent School District

*Eric J. Ensey, City Planner*  
*Planning and Development Department*  
*City of La Porte, Texas*

## Planning and Development Department Staff Report

---

### ISSUE

Should the Planning and Zoning Commission approve a request by the La Porte Independent School District for a Major Development Site Plan to allow construction of a new school building for Baker 6<sup>th</sup> Grade Campus located at 9800 Spencer Highway?

### RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan as submitted. The approval should be subject to the condition that the applicant continue to work on fire hydrant locations with the city's Fire Marshal and include the parking information before the City Approval Certificate can be executed.

### DISCUSSION

#### Applicant/Property Owner:

La Porte Independent School District

#### Applicant's Request:

The applicant is seeking to construct a new school building to replace the existing Baker 6<sup>th</sup> Grade Campus building located at 9800 Spencer Highway. The proposed school will be 92,000 square feet in floor area. The District has located the building on the site in a manner that they can utilize the current building while the new building is under construction. The attached Exhibit A is the proposed site development plan.

#### Background Information:

The subject site is approximately 24.69 acres and is located at the southwest corner of Spencer Highway and Myrtle Creek Drive in the Fairmont Park West area. The attached Exhibit B is an Area Map showing the location of the subject property.

The legal description of the property is "a 24.6914 acres subdivision out of Tracts 10 and 11, Block 3, W.J. Payne, in the William M. Jones Survey, A-482, City of La Porte, Harris County, Texas."

The site is currently zoned R-1, Low Density Residential, and contains the existing Baker 6<sup>th</sup> Grade Campus. The school is a permitted use in the R-1 District. The City of La Porte's

Land Use Map identifies this parcel as “Public/Institutional.” The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
<b>North</b>	GC, General Commercial	Retail Commercial Development
<b>South</b>	R-1, Low Density Residential	Fairmont Park West Subdivision
<b>West</b>	R-1, Low Density Residential	Spenwick Subdivision
<b>East</b>	R-1, Low Density Residential	Fairmont Park West Subdivision

Analysis:

This site development plan was reviewed according to the provisions of Appendix E of the city’s Development Ordinance (No. 1444). Because the site is greater than 10 acres in size, it requires approval by the Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city’s Zoning Ordinance (Chapter 106 of the city’s Code of Ordinances). Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. Staff is working to accommodate the timing of this application and the need to begin construction in a timely manner. As a result, there may be a couple of items that need to be addressed and will be recommended as conditions of approval. The following is a description of staff’s analysis of various considerations:

*Site Improvements.*

The applicant has situated the proposed school on the site in a manner that will allow for the use of the existing building while the new building is under construction. Following completion of construction, LPISD will demolish the existing building. The site will include a 92,000 square foot building, new parking lots with a total of 876 parking spaces, new site circulation, landscaping improvements, and drainage and detention improvements.

*Landscaping.*

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. The proposal includes street trees planted along Spencer Highway, Myrtle Creek and Cedarmont. Additionally, trees and shrubs are proposed in planter beds within the parking lot areas in order to visually break up the parking lot as well as provide future shade relief. There is also landscape buffer provided along the south property line adjacent to the existing residential homes. The proposed landscaping will substantially enhance the site.

*Parking and circulation.*

Section 106-838 of the Code of Ordinances outlines the city’s parking requirements for junior high school uses. Specifically the code requires: 10 minimum, plus 1 space per 20 students and 1 space per staff. At the time this staff report was completed the site plan

did not include the required parking versus the proposed parking. The applicant will be required to provide this information on the site plan and demonstrate compliance with the code prior to execution of the approval certificates.

The site plan proposes the reconfiguration of circulation for the site. The drive aisle on the northern portion of the property accessed from Spencer Highway is intended for vehicular pick-up and drop-off for parents, while the southern drive aisle is for bus pick-up and drop-off. Staff finds that the configuration of the drive aisle for the site will include improved circulation patterns for pick-up and drop-off.

*Fire Hydrant Locations.*

This is one item that has not been fully resolved at the time of review by the Planning and Zoning Commission. Staff recommends that a condition of approval be included with any approval of the site plan requiring the applicant to continue to work with the Fire Marshal on the location of hydrants on the site and to add any fire hydrants required. The Fire Marshal has some concerns with no hydrants located near the main entrance to the building on the west side. As a result, he would like to continue to work with the applicant on the location of hydrants on the site.

*Drainage and detention.*

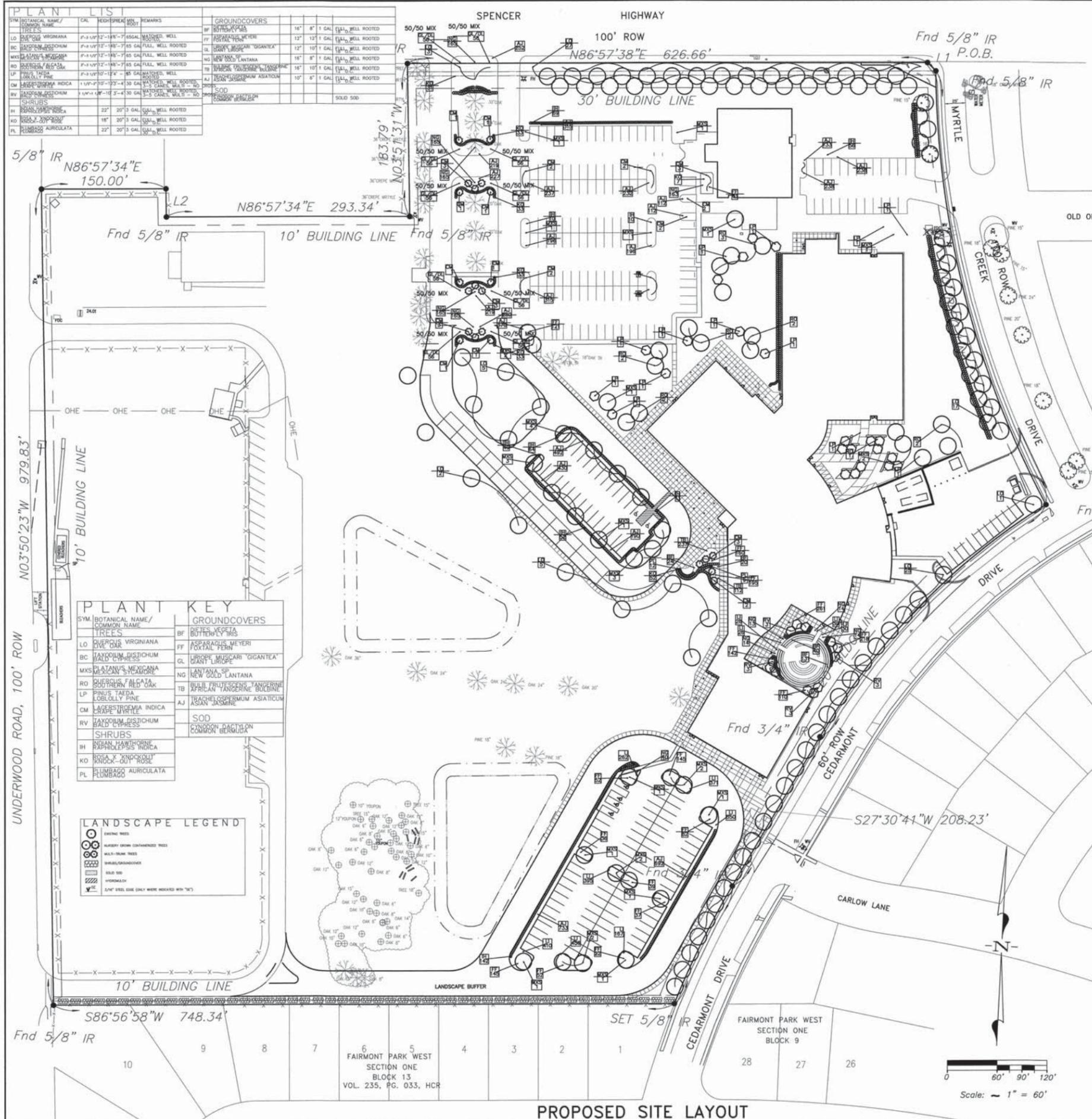
Due to the location of the site, detention and drainage requirements are subject to approval by Harris County. Before the city will issue a building permit, the applicant must provide written approval by Harris County for drainage/detention. The attached Exhibit C is a copy of the detention calculations.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for Baker 6<sup>th</sup> Grade Campus complies with the various applicable code requirements and should be considered for approval subject to resolution of the location of fire hydrants and inclusion of parking calculations.

**ATTACHMENTS**

- Exhibit A: Proposed Baker 6<sup>th</sup> Grade Campus Site Plan
- Exhibit B: Area Map
- Exhibit C: Detention and Drainage Calculations



We, La Porte Independent School District, as Owners of the 14.5019 acre tract described in the above and foregoing site plan of Lomax Elementary do hereby establish said development of said property according to all lines, dedications, restrictions and notations on said site plan. We further certify that all improvements shown on said site plan shall be constructed in the locations shown.

FURTHER, Owners agree to keep all of the property within the boundaries of this site plan and adjacent to any drainage easement, ditch, drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners agree that those streets and utilities located within the boundaries of this site plan specifically noted as private, shall be maintained as private streets and utilities by the owners, heirs, successors and assigns and further, that said private streets shall be available for the general use of the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times.

IN TESTIMONY WHEREOF, the La Porte Independent School District has caused these presents to be signed by Lloyd Graham, its Superintendent, thereunto authorized, attested by its Assistant Superintendent, Mike Clausen, and its common seal hereunto affixed this \_\_\_ day of September, 2014.

La Porte Independent School District  
 Lloyd Graham, Superintendent  
 Mike Clausen, Assistant Superintendent

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this site plan and development of Lomax Elementary in conformance with the laws of the State of Texas and the ordinances of the City of La Porte.

Director, La Porte Community Development Department  
 Adam Hutchison, PE  
 Texas Registration No. 102128

ATTEST:  
 By: Bob Eng, La Porte City Engineer

ATTEST:  
 By: Secretary, La Porte Planning and Zoning Commission

I, Adam Hutchison, am registered under the laws of the State of Texas to practice the profession of engineering and hereby certify that the above site plan is true and correct.

Director, La Porte Community Development Department  
 Adam Hutchison, PE  
 Texas Registration No. 102128

- LEGEND**
- XXX PROPOSED FENCE
  - PROPOSED LANDSCAPING
  - \* EXISTING LANDSCAPING

**NOTES**

DEVELOPMENT NAME: BAKER 6TH GRADE CAMPUS  
 DEVELOPMENT TYPE: SCHOOL  
 ZONING: LOW DENSITY RESIDENTIAL  
 OWNER: LA PORTE INDEPENDENT SCHOOL DISTRICT  
 DEVELOPER: LA PORTE INDEPENDENT SCHOOL DISTRICT  
 LEGAL DESCRIPTION: BEING A 24.6914 ACRE SUBDIVISION OUT OF TRACTS 10 AND 11, BLOCK 3, W.J. PAYNE, IN THE WILLIAM M. JONES SURVEY, A-482, LA PORTE, HARRIS COUNTY, TEXAS  
 ADDRESS: 9800 SPENCER HIGHWAY LA PORTE, TX 77571  
 ENGINEER: ARBORLEAF ENGINEERING & SURVEYING, INC.  
 KEY MAP: 579 A  
 EXISTING BLDG: \_\_\_\_\_  
 FLOOD ZONE: X

IRRIGATION PLAN WILL BE PROVIDED. LANDSCAPING SHALL BE IRRIGATED WITH AN APPROVED IRRIGATION SYSTEM. A SEPARATE PERMIT WILL BE REQUIRED FOR PROPOSED SYSTEM.

PROPOSED DUMPSTERS AND GREASE TRAP ARE LOCATED ON THE EAST SIDE OF PROPERTY.

BUILDING SQUARE FOOTAGE: 92,000 SF.

LANDSCAPING PLAN WILL BE PROVIDED. MANY EXISTING TREES ON SITE WILL REMAIN.

ALL SIDES OF THE BUILDING HAVE ACCESS FOR FIRE LANE.

TYPICAL PARKING SPACE WILL BE 9' WIDE BY 18' LONG.

ALL OTHER GRASS AND PARKING AREAS WILL DRAIN TO THE SOUTH OF THE PROPERTY, AND WILL REMAIN CONSISTANT WITH THE CURRENTLY EXISTING BAKER 6TH GRADE SITE PLAN.

THE SANITARY SEWER SERVICE WILL BE CONNECTED AT THE NORTH SIDE OF THE BUILDING AND WILL RUN NORTH TO THE EXISTING SANITARY LINE LOCATED NEAR SPENCER HIGHWAY.

PER ADA \*100 TO 150 SPACES SHALL REQUIRE 5 ACCESSIBLE SPACES\*.

THERE IS NOT A PARKING REQUIREMENT FOR K THRU 6TH GRADE. THE OWNER HAS ESTIMATED ABOUT 80 STAFF PLUS 10 FOR KITCHEN. THE SITE PLAN PROVIDES 84 STAFF, 12 KITCHEN, AND 29 VISITOR.

ALL PAVING WILL BE CONCRETE.

OVERHEAD ELECTRICITY WILL BE PROVIDED.

EXISTING SANITARY SEWER TO BE CUT AND PLUGGED BY CONTRACTOR.

NEW 8" SANITARY SEWER CONNECTION TO BE MADE BY CONTRACTOR.

PROPOSED ROOF DRAINS WILL DRAIN TO EXISTING STORM SEWER OUTFALL AT MYRTLE CREEK ROAD. EXISTING OUTFALL FLOW RATE WILL NOT BE EXCEEDED.

ALL OTHER GRASS AND PARKING AREAS WILL DRAIN TO THE STORM SEWER OUTFALL AT CEDARMONT DRIVE, AND WILL REMAIN CONSISTANT WITH THE CURRENTLY EXISTING BAKER 6TH GRADE CAMPUS SITE PLAN.

A NEW WATERLINE SERVICE WILL BE EXTENDED TO THE BUILDING CONNECTION ON THE EAST SIDE OF THE PROPERTY.

VINYL PLANK SCREEN WALL AT DUMPSTERS

PROPOSED 8" SANITARY SEWER TO BE PRIVATE.

BENCHMARK INFORMATION

**CALL BEFORE YOU DIG**  
 Texas One Call participants request 48 hours notice before you dig, drill, or blast—STOP, call Texas One Call System @ 1-800-245-4545.

**CAUTION:**  
 The location of SBC Telephone Company Utilities are shown in an approximate way only. The contractor shall determine the exact location before commencing work. He agrees to be fully responsible for any and all damages which might occur by his failure to exactly locate and preserve these underground utilities.

When telephone facilities are exposed, the contractor should provide support to prevent damage to the conduit ducts or cables. When excavating near telephone poles, the contractor shall brace the pole for support.

**CAUTION:**  
 Underground gas facilities. Locations of Centertop Energy main lines (to include unit gas transmission and/or industrial gas supply corp. where applicable) are shown in an approximate location only. Service lines are shown in an approximate location only. The contractor shall contact the Utility Coordinating Committee at (713)-223-4567 or 1-800-669-8344 a minimum of 48 hours prior to construction to have main and service lines field located.

When Centertop Energy pipe line markings are not visible call (713)-987-9037 (7:00 AM to 4:30 PM) for status of line location request before excavation begins.

When excavating within 18" of the indicated location of Centertop Energy facilities, all excavation must be accomplished using non-mechanized excavation procedures.

When Centertop Energy facilities are exposed, sufficient support must be provided to the facilities to prevent excessive stress on the piping.

**CAUTION:**  
 Overhead Electric lines may exist on the property. We have not attempted to mark those lines since they are clearly visible, but the Contractor should locate them prior to beginning any construction. Texas Law, Section 752, Health and Safety Code, forbids all activities in which persons or things may come within six feet of live overhead high voltage lines. Parties responsible for the work, including contractors, are legally responsible for safety of construction workers under this law. This law carries both criminal and civil liability. To arrange for lines to be turned off or moved, call Centertop Energy @ 713-207-2222.

The Contractor shall be liable for all legal actions resulting from construction activity in the vicinity of this project and by accepting these plans, agrees to hold the Owner and Engineer harmless from any claims or damages resulting from his work.

**SAFETY SYSTEMS**

\*These plans, and any attendant drawings, including shop drawings, "As Built" drawings, or record drawings, addenda, change orders and specifications, prepared by this engineer do not extend to or include designs or systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of the Registered Professional Engineer herein does not extend to any such safety systems that may now or hereafter be incorporated in these plans. The construction contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications required by House Bills 662 and 665 enacted by the Texas Legislature in the 70th Legislature—Regular Session.\*

All work shall conform to OSHA Safety Regulations.



FILING DATE	12/18/2014

No.	Revision Description	Date

**Arborleaf Engineering & Surveying, Inc.**  
 TBPE 7705 TBPLS 100543-00  
 1002 Village Square Drive, Ste B  
 Tomball, Texas 77375  
 281-655-0634

**BAKER 6TH GRADE CAMPUS SITE PLAN**

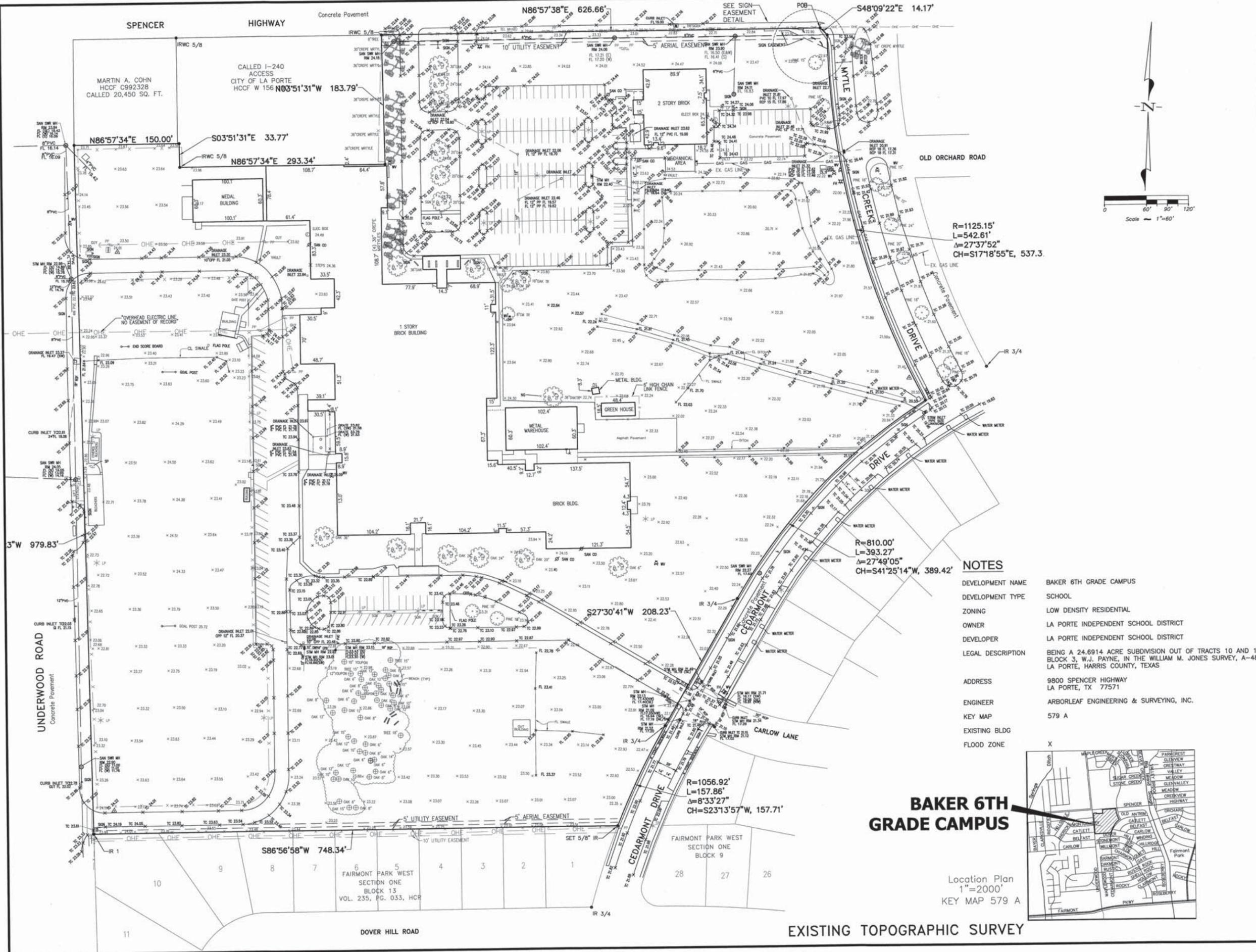
1 OF 3

La Porte, Texas

**SITE PLAN/LANDSCAPE**

Submitted: \_\_\_\_\_ Designed by: AMH  
 Scale: \_\_\_\_\_ Drawn by: AMH  
 Date: \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets  
 FB No: \_\_\_\_\_ ALES PROJECT #  
 Survey by: \_\_\_\_\_ 14-433





**CALL BEFORE YOU DIG**  
 Texas One Call participants request 48 hours notice before you dig, drill, or blast—STOP, call Texas One Call System @ 1-800-245-4545.

**CAUTION:**  
 The location of SBC Telephone Company Utilities are shown in an approximate way only. The contractor shall determine the exact location before commencing work. He agrees to be fully responsible for any and all damages which might occur by his failure to exactly locate and preserve these underground utilities. When excavating within eighteen inches of the indicated location of telephone facilities, all excavation must be accomplished using non-mechanized excavation procedures. When boring the contractor shall expose the SBC telephone facilities.

When telephone facilities are exposed, the contractor shall provide support to prevent damage to the conduit ducts or cables. When excavating near telephone poles, the contractor shall brace the pole for support.

**CAUTION:**  
 Underground gas facilities. Locations of Centerpoint Energy main lines (to include unit gas transmission and industrial gas supply corp. where applicable) are shown in an approximate location only. Service lines are usually not shown. The contractor shall contact the Utility Coordinating Committee at (713)-223-4567 or 1-800-669-8344 a minimum of 48 hours prior to construction to have main and service lines field located.

When Centerpoint Energy pipe line markings are not visible call (713)-967-8037 (7:00 AM to 4:30 PM) for status of line location request before excavation begins.

When excavating within 18" of the indicated location of Centerpoint Energy facilities, all excavation must be accomplished using non-mechanized excavation procedures.

When Centerpoint Energy facilities are exposed, sufficient support must be provided to the facilities to prevent excessive stress on the piping.

**CAUTION:**  
 Overhead Electric lines may exist on the property. We have not attempted to mark those lines since they are clearly visible, but the Contractor should locate them prior to beginning any construction. Texas Law, Section 752, Health and Safety Code, forbids all activities in which persons or things may come within six feet of live overhead high voltage lines. Parties responsible for the work, including contractors, are legally responsible for safety of construction workers under this law. This law carries both criminal and civil liability. To arrange for lines to be turned off or moved, call Centerpoint Energy @ 713-207-2222.

The Contractor shall be liable for all legal actions resulting from construction activity in the vicinity of this project and by accepting these plans, agrees to hold the Owner and Engineer harmless from any claims or damages resulting from his work.

**SAFETY SYSTEMS**

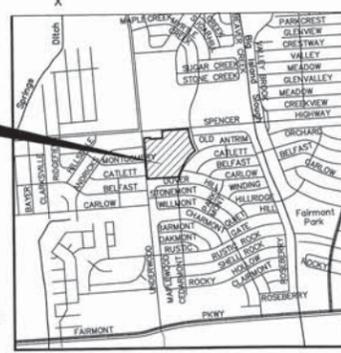
"These plans, and any attendant drawings, including shop drawings, 'As Built' drawings, or record drawings, addenda, change orders and specifications, prepared by this engineer do not extend to or include designs or systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of the Registered Professional Engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated in these plans. The construction contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications required by House Bills 662 and 665 enacted by the Texas Legislature in the 70th Legislature—Regular Session."

All work shall conform to OSHA Safety Regulations.



**NOTES**

DEVELOPMENT NAME	BAKER 6TH GRADE CAMPUS
DEVELOPMENT TYPE	SCHOOL
ZONING	LOW DENSITY RESIDENTIAL
OWNER	LA PORTE INDEPENDENT SCHOOL DISTRICT
DEVELOPER	LA PORTE INDEPENDENT SCHOOL DISTRICT
LEGAL DESCRIPTION	BEING A 24.6914 ACRE SUBDIVISION OUT OF TRACTS 10 AND 11, BLOCK 3, W.J. PAYNE, IN THE WILLIAM M. JONES SURVEY, A-482, LA PORTE, HARRIS COUNTY, TEXAS
ADDRESS	9800 SPENCER HIGHWAY LA PORTE, TX 77571
ENGINEER	ARBORLEAF ENGINEERING & SURVEYING, INC.
KEY MAP	579 A
EXISTING BLDG	
FLOOD ZONE	



**BAKER 6TH GRADE CAMPUS**

Location Plan  
 1"=2000'  
 KEY MAP 579 A

EXISTING TOPOGRAPHIC SURVEY

FLILING DATE	12/18/2014	
No.	Revision Description	Date
<p><b>Arborleaf Engineering &amp; Surveying, Inc.</b>                  TBPE 7705 TBPLS 100543-00                  1002 Village Square Drive, Ste B                  Tomball, Texas 77375                  281-655-0634</p>		
<p><b>BAKER 6TH GRADE CAMPUS SITE PLAN</b></p>		
<p>3 OF 3</p>		
<p>La Porte, Texas</p>		
Submitted:	Designed by: AMH	
Scale:	Drawn by: AMH	
Date:	Sheet of: Sheets	
FB No.:	ALCS PROJECT #	
Survey by:	14-433	

ARBORLEAF ENGINEERING  
& SURVEYING, INC.

TBPLS # 100543-00 TBPE # 7705

1002 Village Square Drive, Suite B  
Tomball, Texas 77375  
281-655-0634

August 22, 2014

Mr. Bob Eng, P.E.  
City Engineer  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, Texas 77571

Re: Detention Summary  
Baker 6<sup>th</sup> Grade Campus  
ALES Project # 14-449

Mr. Eng,

This letter provides assumptions and calculations used for the determination of additional detention volume needed at the site of the new Baker 6<sup>th</sup> Grade Campus improvements.

**Site Information:**

The property slopes gently to the east with elevations ranging from slightly over 24.0 at the westerly end to roughly 22.0 at the easternmost corner.

Existing ground cover consists of school buildings, concrete parking lots, grass, and small trees. The existing site mostly drains to two storm manholes located at the intersections of Myrtle Creek Drive and Old Orchard Road, and Cedarhurst Drive and Carlow Lane. The proposed site will continue to drain towards these two manholes, while utilizing additional detention.

The property is shown on FEMA map panel 48201C0940M, and is designated Zone X, which is above the 100 and 500 year flood plains.

The City of La Porte has jurisdiction as the Flood Plain Administrator.

The pond will be designed as follows:

Side slopes will be a maximum of 3:1

The ponds will be fenced

The constructed ponds will be hydroseeded to prohibit erosion

A concrete pilot channel will be constructed in the ultimate pond to facilitate flow through the pond.

There may be two detention ponds utilized to mitigate drainage impacts due to development during construction. The sizing of the ultimate pond volume and appropriate calculations are shown below.

**Detention Calculations:**

The total area of the Baker site is 24.6914 acres.

The existing and proposed C values are based on calculations of pervious and impervious cover for each condition. Currently the site has 344,725 square feet of impervious cover. The proposed site will have a final area of 390,869 square feet of impervious cover:

$$\text{Existing } C = \frac{344,725 \text{ SF}}{1,075,557 \text{ SF}} = 0.32$$

$$\text{Proposed } C = \frac{390,869 \text{ SF}}{1,075,557 \text{ SF}} = 0.36$$

The rainfall intensity for the 100 year storm is calculated using the TxDOT rainfall intensity-duration-frequency coefficients, e, b, and d, for a 30 minute time of concentration:

$$e = 0.706$$

$$b = 91$$

$$d = 7.9$$

The resulting rainfall intensity is 7.0 in / hr. Calculating the 100 year peak flow for each condition:

$$Q = CiA, \text{ and } i_{100} = 7 \text{ in / hr}$$

$$\text{Existing } Q = 0.32 \times 7 \times 24.6914 = 55.31 \text{ CFS}$$

$$\text{Proposed } Q = 0.36 \times 7 \times 24.6914 = 62.22 \text{ CFS}$$

From these two peak flow conditions we use H.R. Malcom's Method to develop the hydrograph of each condition for the site. The area between the 100 year existing curve and the 100 year proposed curve will be the additional volume needed on the site.

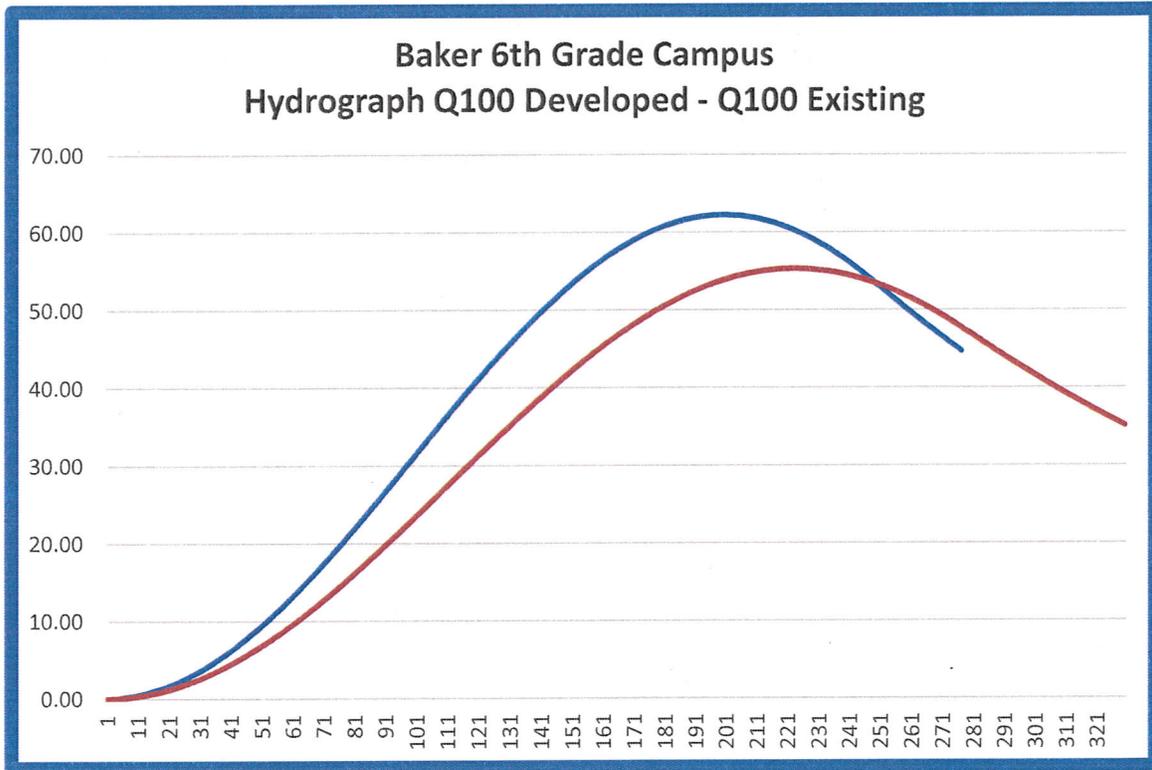
The H.R. Malcom Method uses the following equations:

$$Q_i = \frac{Q_p}{2} \times \left( 1 - \frac{\cos(\pi \times t_i)}{T_p} \right), \text{ for } t_i < T_p$$

and

$$Q_i = 4.34 \times Q_p \times e^{(-1.3 t_i / T_p)}, \text{ for } t_i > T_p$$

These equations yield the following curves for the existing and proposed conditions at Baker 6<sup>th</sup> Grade Campus. The graph plots a flow rate, in cubic feet per second, for each time step, shown in minutes:



The red curve is the 100 year hydrograph for the existing condition with a peak flow of 55.31 CFS. The blue curve is the 100 year hydrograph for the proposed condition with a peak flow of 62.22 CFS. The two curves intersect at approximately 250 minutes. The area between these two curves as calculated using Microsoft Excel is 92,014 cubic feet, which is the resulting additional detention volume needed for the site.

Please let me know if you have any questions or comments, or if you need any additional information.

Sincerely,

Adam Hutchison, PE  
Project Manager



# AREA MAP + ZONING

(CLP #14-83000001)

EXHIBIT C

